Northwest Territories Housing Corporation

102-02015/

SUMMARY OF COMMENTS FROM THE 1994 DISTRICT CONSULTATION MEETINGS ON HOUSING

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NWT HOUSING CORPORATION DISTRICT CONSULTATION MEETINGS

RENT SCALE

Issue: The Rent Scale's effect on Elders

BAFFIN

In the Inuit culture, the role of the head of the household is different than in white culture.

Elders who are assessed at a minimum rent of $32 but have working children living with them who do not budget for rent. Elders must make total payment even if they can't collect the money from their children.

One group said it was all right to keep the total household income with the head of household responsible. Another group said there should be no pressure on the head of the household to pay when the household members do not contribute; it felt that only the income of the person earning the most money should be used to calculate rent.

There is no way to include all family members on lease. If other household members are ineligible for public housing, their names can't be on the lease.

Elders on pension should be given more time. They need an elder's home so they can live alone.

Elders and single parent families will be broken up.

Stress will result if you assess income of the other household members.

KEEWATIN

The new scale must address cases where elders are the head of the household but other members of the household are working but not paying their share of the rent.

KITIKMEOT

The proposed Rent Scale could strain pensioners who have people/families living with them who earn high incomes.

BEAUFORT/DELTA

Seniors must be protected when extended family members are in the household and do not pay rent.
Some suggestions were:
1) More than one lease per household for seniors and families living together so seniors are not left responsible for other peoples' bills.
2) Lease agreements should set out the distribution of rent payable and who in family is responsible.
3) Extended families pay rent as a sub-lease.
4) Extended families should fill out family income forms as policy or address it in a survey.

Where possible NWTHC programs and policies should conform with land claim agreements in defining an elder. Aboriginal people in Western Arctic are considered elders at 50.

Inter-agency coordination on protection for seniors is required before the new rent scale proposals are implemented i.e. justice, social services, NWTHC, communities, others.)

Elders should be assessed flat rate rents.

RENT SCALE

Issue: **The Rent Scale's effect on Elders**

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA

Other comments re elders' rent were:

-- Do not assess rent if senior citizens are employed unless children residing with parents are working. Assess the children or grand children.

--Do not assess income on seniors 65 and over at all.

-- Seniors pensions should be left alone.

Programs should be in place to encourage children to move into available units. Elders who are long term residents in units should be given opportunity to rent or buy their unit when their children move out, even if there are too many bedrooms for their need.

Seniors income should not be included for assessment of payments.

RENT SCALE

Issue: The Rent Scale's effect on Elders

SAHTU

Pensioners should pay $32.

Pensioners should not pay rent.

LHO boards should be able to decide who will be the head of the household.

Have a house for seniors to live together, and have someone to care for them.

NAHENDEH

NORTH SLAVE

SOUTH SLAVE

Under the proposed new rent scale, elders become "collectors" of rent as their name is on the lease. The Corporation has two possible solutions: either a joint tenancy agreement will be signed, or separate leases will be signed for each household member responsible for paying rent. What will happen if non-paying family members who are evicted move back to the house informally.

Elders should not be penalized if other people in their homes do not pay rent. Other household members should sign separate leases with the LHO.

The Corporation must ensure that as long as elders pay their share of the rent, they should be allowed to stay in their unit. The LHO should deal with other household members who don't pay their rent on a case-by-case basis. One way to deal with nonpayment is to garnishee wages.

RENT SCALE

Issue: Income Assessment and Rent

BAFFIN

The cost of living is higher in Nunavut than in Yellowknife. The NWTHC should use net income (after CPP, UIC and tax) instead of gross income in assessing rent.

Assess the income and then reduce the gross income of any Baffin resident by 15%.

Rent should be less than 25%.

Rent should not change each month or with each job change. To arrive at rent, all household income should not be added in.

There are not enough exceptions to assessable income.

Payments made to Iqaluit people who board out of town patients for hospital should not be included in assessable income.

Final costs could be decided by each board. LHO's could track income/revenues and then may decide to adjust rents in their community.

Irregular or traditional income pursuits should be exempt from assessment.

The minimum rent of $32 should remain for elders, single parents, those taking training, and welfare recipients.

There should be an analysis of how the tenants earn their income.

KEEWATIN

The Corporation should consider basing rents on base salary rather than gross income.

Rent payments should be based on net income.

KITIKMEOT

People who take short-term jobs shouldn't be assessed income right away. Sometimes these people have been on social assistance a year or longer and need the money to replace expensive household items.

Hunters or commercial fishermen who earn money over a short period of time should be treated as self-employed people.

What should be the "grace" period on income before it is assessed? Should there be an age limit below where income is not assessed?

Capping the rent at the economic rate may be unfair for communities where economic rates are high (i.e. Pelly Bay, $4000).

BEAUFORT/DELTA

Rent calculations should be based upon "net" income rather than "gross".

Use net income but only allow tax, CPP and UIC as eligible deductions from gross income.

The 30% threshold is too high and discriminates against high income families.

Rent should be assessed on what the head of the household makes.

Rents for all tenants should be based on a set rate for high income earners and low income earners separately. This would provide incentive to work (low income) and incentive to save (high income).

The rent scale cap should be reviewed because 30% is too high.

Income for student summer jobs should not be included as income if they are returning to school.

Exclude alimony payments from rent assessments for individual that is paying it. Include alimony payments in assessing a person's rent.

The minimum rent of $32 is outdated and should only apply to disabled.

Disability payments, widows and survivors payments from Workers Compensation Board should not be included in income.

RENT SCALE

Issue: Income Assessment and Rent

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
Instead of economic rents, gradually increase maximum rates. Rent should equal 75 per cent of economic rent by end of three year phase in. Use the Lake Harbour proposal to determine the maximum rents. $32 minimum monthly is unrealistic. It should be increased by $10 or if Social Services could pay the full amount, but that may give us some problems with CAP and or the funding formula.			Social Services should pay full or closer to economic rent directly to the NWTHC. Deputy Minister should review how other provinces and territories deal with housing allowances. Canada Assistance Program must include housing in next negotiations. Rents for social assistance clients should allow for them to seek extra income without penalty. Perhaps there should be a limit? People who are on Social Assistance and disabled and unable to work should get a break on their rent. $32 can be supplemented by other aboriginal groups or government departments such as social services. The NWTHC and/or GNWT should study the feasibility of introducing flat rate rents.

RENT SCALE

Issue: Income Assessment and Rent

SAHTU

Net income, not gross income, should be used for rent deductions. The rent scale should be based on net income.

Seasonal income should not be included as income.

Seasonal workers wages should be prorated over the entire year.

Students summer income should not be included in household income.

When students arrive back from school, their summer income should be used as income for the household.

If the head of household is on social assistance but other people in the house work, it is not fair if the rent is only $32.

Social assistance clients should pay more than $32.

Social Assistance payments should be included as income for the purpose of calculating rent in order to be fair to all tenants, especially tenants in low-paying jobs. The GNWT should resolve the formula funding problem with the federal government and include Social Assistance payments as income for the purpose of calculating rent.

NAHENDEH

When people pay 25% of their net income, this is equivalent to about 33% of their gross income. Thirty per cent of net income is a bit high for repayment; 25% may be more realistic.

NORTH SLAVE

Rent should be based on net, not gross income.

The 30 per cent of income for repayment seems high to people but may be more acceptable if more elected officials knew it includes some house operating costs. The Corporation will investigate whether UIC sick leave or disability income is assessable.

SOUTH SLAVE

The area of the calculation of "assessable income" needs to be reviewed.

Access to a wide range of information including bank accounts, bonds, possession, etc., is needed to assess and verify income.

Rent should be based on take-home pay rather than gross earnings.

Social Services should pay the full economic rent for units and all utility costs.

Minimum rents should be increased to at least cover the cost of administration.

The minimum rent should be increased to $50 from $32.

The Point Scale rating should be differentiated to give consideration to income. It should consider grouping into $5,000 or $10,000 increments.

RENT SCALE

Issue: Income Assessment and Rent

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
The Department of Social Services and the NWTHC should work together to eliminate the gap between $32 a month and earnings at a low-paying job so people will not stop working.			

RENT SCALE

Issue: **Homeownership Issues Related to the Rent Scale**

BAFFIN

The new rent scale proposals will have a detrimental effect because people either make too much or not enough to qualify for homeownership.

If a husband and wife both work and make too much money to qualify for the homeownership program, then they have to pay the high rents that match their high income. People can't save for homeownership if rental rates are too high.

In the eastern Arctic, Inuit need more time to get geared up to make homeownership programs more applicable to the Baffin. A different homeownership program is needed in the east. The west has had more subsidized programs than Baffin.

The rent scale will work in communities only when there is a housing market so there is some choice. Baffin communities do not have a choice.

Support homeownership but only for certain people - there are no hardware stores, tradesmen, banks, etc., and therefore homeownership is high risk.

Participants want the opportunity to develop homeownership programs from the ground up.

KEEWATIN

Inequalities between communities, and between government and non-government staff, should be eliminated. The $7,200 homeowners' allowance should be removed. The onus to address the elimination of federal funding should not all fall on renters. These inequalities will penalize people who have no other options.

The Corporation should undertake a review of accommodation allowances, householders allowances and the cost of homeownership in the North.

When the NWTHC learned about reductions in social housing funding, the GNWT looked at HAP again and discontinued it. The new homeownership programs require repayment. This measure was taken to address some inequalities between homeowners and public housing tenants. This is a move towards everyone paying their fair share.

The phasing in of rent increases should be tied to availability of homeownership programs in that community.

Rent increases should be phased in as alternative housing becomes available.

With rents increasing and people needing alternatives to public housing, there may not be enough homeownership units to supply demand.

KITIKMEOT

The Access program may need to be changed to allow more people to be eligible.

The Rent Scale concept will encourage people who can afford it to move towards Homeownership. The proposed rent scale encourages higher income families to become homeowners.

A rent rebate program would give further incentive for people to move into homeownership.

A shortage of Access units may mean that not all eligible and willing tenants can move into an Access unit.

BEAUFORT/DELTA

Threshold incomes to be eligible for Access varies from community to community. There should be no ceiling to be eligible for Access.

The Rent Scale policy must match the eligibility for Access program on a community by community basis (when you hit 30% you are still eligible for the Access program).

Homeownership options must be made available to people whose rents will increase drastically with the new rent scale.

Get high income earners out of Public Housing by raising the Core Need Income Threshold (CNIT).

Sell staff housing in Fort McPherson.

People paying 30% of their income for Public Housing rent should be eligible for Homeownership.

RENT SCALE

Issue: **Homeownership Issues Related to the Rent Scale**

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
There should be a geographic location deduction similar to the settlement allowance rates. All units below 50% of the condition rating should be sold to the current tenants at reduced cost, including a rental credit.			

RENT SCALE

Issue: **Homeownership Issues Related to the Rent Scale**

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
Old Northern rental units should be available for purchase by the residents or by whoever else is interested. People are concerned that Access clients are subsidizing public housing clients who are only paying $32.			**High income tenants should be encouraged to leave public housing. They should receive assistance to find alternatives, either through the private market or assistance through one of the Corporation's homeownership programs.** **Long-term residents (i.e. elders) should have an option to purchase their unit with credit given for rent paid and improvements made, similar to the way the Northern Territorial Rental units were sold.**

RENT SCALE

Issue: **Phase-In**

BAFFIN

This whole thing is being rushed. We understand dollars are needed to replace federal cuts, but after 10 years of no change, there must be a long range (10 year) realistic plan, to be explained with financial counselling. People need time for explanations and to get ready.

Phase in the proposal slowly. It is administratively cumbersome and there is lots of paperwork. Perhaps June 1, 1995 as a date.

There should be a three year phase in of the maximums (35% - 50% - 75% i.e. maximum). After the rents reach 75% of maximum, there should be no change in economic rent per square foot for three years after that. Phase in of the 35% should start on July 1, 1995.

KEEWATIN

The phase-in period for rent increases should be increased to ensure programs are available to potential homeowners when they need them.

The Corporation should provide more public information on the phasing in of rental increases.

Increases in rent should be spread out over a number of years.

The phasing in of rent increases should be tied to availability of homeownership programs in that community.

Rent increases should be phased in as alternative housing becomes available.

For people with arrears, the Corporation should reverse the implementation strategy (small increases the first year and larger ones in the second year) so they can pay off their arrears.

KITIKMEOT

Increases should be phased in over a longer period of time - a minimum of three years. Decreases in rents should be implemented as soon as possible.

The phase-in period should be the same as the increases for the GNWT staff housing, or longer.

BEAUFORT/DELTA

From the point at which a new rent scale is adopted, as much notice as possible should be given to tenants i.e. two year phase in was adequate.

There has been an inequity in rents charged between the east and west. Equity must be restored - ie gradual increases in the east, gradual decreases in the west of maximum rents.

RENT SCALE

Issue: Phase-In

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
Increases in rent should be done all at once.		**Rent reductions should come into effect right away. The proposed phase in is okay.** Rent decreases should be right away.	

RENT SCALE

Issue: Sliding Scale

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
Rate of 6.4% and up on a graduated scale. There should be a scale for those earning less than $1800 per month. Use a scale from 6.4% to 30%.		A sliding scale of percentage should be paid for rent. Would like to stretch it out (a more gradual increase). i.e. People at $1,800 per month would pay a smaller percentage than now (25%) being proposed.	Have four rent scale ranges set lower to higher.

RENT SCALE

Issue: Sliding Scale

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
Set standard rent levels so medium income people are not penalized for advancing and persons are not encouraged to stay on social assistance. However, at CNIT level, rents would increase to encourage homeownership. There should be a standard rent level for every level of income. Level one, two, three, etc.			The "bottom-line" of the Rent Scale needs to be reviewed.

RENT SCALE

Issue: **Cost of Living Deductions**

BAFFIN

NWTHC should use the MACA/DPW scales for funding.

We understand revenue must increase and changes must be made, but the cost zones are out of line because Social Services' information is wrong. These scales factor in food, gas and oil, transportation, power, building supplies, etc.

Costs are different in each community. Each community has its own economy that must be looked at rather than use a social services basket.

It's expensive to get out on the land to get traditional foods.

The West has roads; east has ships and air for transportation. In the west there are roads which means lower costs, a growing season, and trees for heating fuel. The cost of living is less in the west as a result.

Keep the $400 per household deduction.

It is more expensive in the Baffin Region than in the west; in the west, they have trees (lumber).

KEEWATIN

The NWTHC has found it difficult to combine the cost of living with the new rent scale. The NWTHC has worked to find a rent that would be fair to everyone, but it is difficult to have rents subsidize things such as snowmobiles or other costs of living.

While rents are lower in the East, factors such as transportation result in the living costs being higher.

The Corporation should review the regional cost zones.

The rent scale should give some consideration to the family size, especially single mothers who can't hunt to supplement food costs.

When changing the rent scale, Corporation should keep in mind that household income does not always stay within the household, especially in communities with high unemployment. Often money is shared by several extended family members outside the household.

KITIKMEOT

The new Rent Scale should include some kind of cost of living index per community. Access clients who are approved will be hit by increased rents before they can finish their units.

The basic deduction should be per person per unit (i.e. $100 per person).

BEAUFORT/DELTA

Cost of living tables prepared by Social Services should be reviewed and updated with each community being reviewed individually.

Cost of Living Reduction scale and the integrated income support program should be reviewed with communities before being implemented.

Rent reduction scale does not adequately reflect true cost of living.

Change the rent reduction scale from six to five people in a household.

Exclude the cost of living allowance.

No community input was obtained in setting the numbers used in rent scale calculations. Numbers, categories, seem to have been developed in bureaucracy.

Cost of living indexes must be calculated on a community by community basis, be seasonally adjusted, be realistic and accurate and be updated on a regular basis.

NWT HOUSING CORPORATION DISTRICT CONSULTATION MEETINGS

RENT SCALE

Issue: **Cost of Living Deductions**

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
The cost of living should be determined on a community or regional basis. The current cost of living zone rating should be reviewed. Incomes have not kept up with cost of living. **The Corporation should do its own survey in each Sahtu community to assess the cost of living in these communities to be used in the rent scale. Sahtu delegates disagree with the way Social Services calculates the cost of living.**			

RENT SCALE

Issue: Unit Condition Deductions

BAFFIN

If rents are to increase, then renovations are required first, plus more timely and reliable maintenance.

Condition rating is good, but make it a sliding scale (i.e. each % worth $10).

KEEWATIN

A unit's condition rating should be considered when assessing rent.

If rents are increasing, NWTHC should be upgrading units (i.e. replacing units without running water, honey buckets, etc.)

People who get big increases will demand improvements on the units they are living in.

KITIKMEOT

Deductions for the unit's condition is okay.

The rent paid by tenant should reflect the condition of the unit. Conditions should be improved before rents are raised.

BEAUFORT/DELTA

RENT SCALE

Issue: Unit Condition Deductions

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE

RENT SCALE

Issue: Administration and Implementation of the Rent Scale

BAFFIN

The proposed rent scale is too complicated and will not work. People will conceal income and other information, and LHO staff will go crazy trying to administer the program. We need a simple formula for calculating rent (certain units could have designated rental rates):

The new scale means more arrears to write off and is more difficult for LHO's.

The same units may have different rents.

A new and simple approach is needed to household income, like the Lake Harbour Proposal of 1988.

LHO staff need to be fully trained in the paperwork, counselling, self-defence.

Use the rent scale based on monthly income.

KEEWATIN

The proposed Rent Scale will create a larger administrative work load.

Workers are bearing the burden of rent increases. Why should we talk about the rent scale now if it is fixed already?

Why is the new Rent Scale being introduced at this particular time?

It will be necessary to allocate extra administrative staff for LHO's during the implementation period of the new rent scale.

KITIKMEOT

LHO's will need more money for staff and training to implement the new Rent Scale. LHO staff are barely coping with present workloads at existing staffing levels. Job descriptions and wage scales should be updated to get and keep staff. Rent Scale will also affect maintenance sections.

Clerks/receptionists should be full-time rather than part-time to collect payments and deal with tenants.

Implementation of the proposed new Rent Scale is supported in principle in its efforts towards equity and fairness. Lower income people will pay less and higher income tenants will pay more for rent, thereby enhancing homeownership. However, the following areas of the proposed Rent Scale need review and/or modification - phase in of delivery over a minimum three year time frame; collection policies and procedures; person year requirements; assessments of multiple incomes.

BEAUFORT/DELTA

The rent scale has been developed in draft form without community input. To be fair, consultation process should seek community input before determining.

RENT SCALE

Issue: Administration and Implementation of the Rent Scale

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
Additional staff will be needed to deliver the rent scale. Everything should be written in the community language and explained in simpler terms. The rent scale should be explained on an individual basis.			**LHO staff should be provided with a training session on the application of any new Rent Scale prior to its implementation.** **The Rent Scale requires changes. The proposed new Rent Scale should be implemented.**

RENT SCALE

Issue: New Ideas

BAFFIN

Lake Harbour proposal: Elders and welfare recipients were rated at 0 income - minimum; but if others lived in the house their income was included. The rent was calculated annually only and income levels were allowed to fluctuate in between.This produced more revenue because it had higher maximums than does the old system.

There should be a rent reduction for the number of bedrooms short per unit.

If household income is over $5,000 per month there should be a surcharge of 10% of utilities (water/power, etc.) to encourage homeownership. Overcrowding should be considered when setting rents.

Each community should be able to do its own thing.

The delegates were all but one in favour of striking a committee to monitor the NWTHC's action on rent scales and respond to these actions in an ongoing way.

KEEWATIN

The public should be informed about where the dollars saved by implementing the new Rent Scale will go and how they will be spent.

Rent payments should stay in the communities where they are generated for that community's use.

KITIKMEOT

BEAUFORT/DELTA

High income earners should form a co-op and purchase housing material in bulk, and use local labour to build their homes.

RENT SCALE

Issue: **New Ideas**

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
Forgive us our debts and we will take your rent scale.			The new Rent Scale should emphasize more self-sufficiency such as user pay for utilities. The new Rent Scale proposes that if someone leaves their unit to go on education leave, their unit is reallocated on a short term fixed lease basis and the student gets it back when they return. Some were in favour of this. Others suggested that students be allowed to sublet to someone they knew. Rent could be reassessed, based on that person's income. Corporation staff have been working on a mobility policy which deals with this. A committee of delegates met to discuss the draft policy. If someone leaves the community for education, the people who take over that person's unit should not have to leave when the person returns from educational leave. People on educational leave should be at the top of the waiting list when they return home. The family who moved into their unit should not have to leave. The process proposed for dealing with people's units when they go on education leave is acceptable.

RENT SCALE

Issue: Impact of New Rent Scale

BAFFIN

Rent increases will break up families. There will be too much stress and strain from the need to pay rent, power, food, gas, oil, etc.

The government encouraged us to move into rental units from our own houses. We may have to go back to outpost camps without any education for our children.

The new homeowners would also have to make the annual land lease payments. Some people will not work so they will pay low rents. Those who work will pay most of their salary for rent.

People are afraid they will be evicted if they can't pay rent or have their electricity cut off if they can't pay their power bill.

The arrears are already high and will only increase with this proposal.

Students who are at school for one to three years have problems keeping their houses when they go to school, and potentially could end up paying for two houses, one at home and one near the school.

KEEWATIN

The new rent scale will result in a loss of approximately $850 per household per month in disposable income. How will this affect the economy of each community and who is going to make up the difference?

Communities are not really aware of the new rent scale.

Problems with arrears will likely increase because tenants don't want to or won't be able to keep up with the higher payments.

People who are presently paying arrears won't be able to pay them off if their rent increases as well.

Would like to discuss the economic impact of the proposed rent scale.

Would like to discuss the impact of the rent scale on employment.

Regardless of what happened in 1983, the new rent scale is still harder for people in the east than in the west. Decisions are being made in Yellowknife that do not take what is happening with Nunavut into consideration.

The public should be informed about where the dollars saved by implementing the new Rent Scale will go and how they will be spent.

KITIKMEOT

People at certain income levels will be hardest hit by the increases. An example was a family of five in Coppermine living on a clerical wage of about $32,000.

The proposed rent scale is good for lower-income families.

There has been good consultation about the proposed rent scale.

BEAUFORT/DELTA

RENT SCALE

Issue: **Impact of New Rent Scale**

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
	The Corporation should visit communities and do radio shows and public meetings with local housing organizations to publicize the new rent scale.		

RENT SCALE

Issue: **Impact of New Rent Scale**

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
Vehicles should be provided for administration staff so they do not need to borrow vehicles from maintenance staff. With increased emphasis on collecting rent, administration staff must make more home visits.		The proposed changes in the rent scale are good. The old scale is outdated and does not work.	

RENT SCALE

Issue: Other Rent Scale Issues

BAFFIN

Years ago they were told to move into rental units at $2 per month. We were not told that in future we would be told to move out into home ownership units. Years ago the federal government promised housing at $2 to $67 per month.

All 13 Baffin communities are against this proposal.

We should gear towards the future, not a band aid solution for a current problem.

There are differences between tenants in the East and those in the West.

Eliminate the CNIT.

KEEWATIN

Rent scales should be developed by a steering committee of people from each community, rather than by Yellowknife staff. Local people know the problems.

The Communities want a different rent scale from the one proposed.

KITIKMEOT

What about the tenants in a unit that are not the leaseholders? What about their rights to tenancy of the unit?

The Corporation should visit the people again to give them information before the final rent scale is implemented.

BEAUFORT/DELTA

GNWT employees in public housing should pay the maximum rent and all their own utilities. There is a concern that GNWT employees are applying for public housing because staff housing rents have increased.

After the NWT is divided in 1999, Nunavut will have its own rent scale. The rent scale in the east should not be changed now.

There should be only one rent scale and it should be efficient - i.e. not cost a lot to administer.

Some communities are classified as homeownership when they are not (i.e. Tsiigehtchic)

For GNWT employees in public housing, pay maximum rent and let them pay for utilities with their housing benefits.

RENT SCALE

Issue: Other Rent Scale Issues

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
Documents should be translated. The current study of social assistance will affect the rent scale. NWTHC and Social Services should work closely together to see who is doing what, etc.			**Delegates of the South Slave District Consultation meeting agree with the principles guiding the Corporation's proposal for a new rent scale. In principle, delegates are in favour of the proposed new Rent Scale.** **A policy should be developed for self-employed tenants.** **Employers paying housing benefits should be notified if an employee is receiving subsidized rent.**

PUBLIC HOUSING

Issue: **Point Rating System and Eligibility**

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
	Although the purpose of the Point Rating System is to be fair, in practice it is not. **Applicants should get extra points after every six months on the waiting list.** **The Corporation should set up a committee in each community (e.g. TRO, Manager, a Board member) to review the Point Rating System. All committees should meet at a conference to make suggestions on how to improve the PRS.** **Under the Unit Condition Section of the allocation system, people know they will get a high number of points if they move in with friends or relatives whose houses are in poor condition. Fix the number of points for people sharing a house with another family or take off the points for unit condition rating in this case.**	A Point Rating System is the fairest way to allocate housing. Points should be given for health or social problems. Extra points should be allocated for waiting time. Points should be deducted for arrears. Tenants who have done damage and want to move to another unit should have points deducted. More points should be allocated to families that don't have a unit, even though each member may be housed in the sense they live in different houses. A longer residency clause is needed so long-term residents who need housing have priority over families new to town. Look at the legal implications of protection of spouses who are victims of domestic violence. **A new Point Rating System that incorporates the "National Occupancy Standards" should be developed and implemented quickly.** The system should be developed and revised by the Corporation in consultation with each LHO. **The system should be flexible enough so LHO boards can use their discretion in individual situations.**	**Some system such as the point rating is needed for fairness and greatest need. It must allow for local needs, flexibility and input.** LHO's should be able to modify the point system to suit local needs. Those in greatest need should get priority consideration but boards should have flexibility in meeting local requirements. The point rating system should give priority to elders and family breakups. The policy on family breakup should be reviewed to ensure it's fair and equitable. Two different rating systems should be used for public housing and the Access program. Residency requirements should be set by the LHO board. People with health or social problems (verified by letters from social services) should get more points. **Definition of income for rental programs should be the same as for Homeownership Programs.**

PUBLIC HOUSING

Issue: **Point Rating System and Eligibility**

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
The Point Rating System should consider family size and residency. The longer you have been in the community, the higher you are on the list. More flexibility is needed. **The Sahtu communities want to develop their own Point Rating System for Public Housing and Homeownership Programs. Workshops should be held in each community to help them develop their own Point Rating System.**			**Tenants whose household income is over the Core Need Income Threshold must be encouraged to vacate public housing.** **In market communities, tenants whose household income is over the Core Need Income Threshold should be given three months Notice of Termination of Tenancy.** **In non-market communities, tenants whose household income is over the Core Need Income Threshold should be given a twelve-month notice of Termination of Tenancy.** **A new client allocation system should be developed for use across the NWT, based on community consultation.** **The eligibility and Point Rating System for public housing should be amended.** **The Recommendation Committee Point Rating System should be revised based on community input. An appeal process could be put in place.** **When clients for public housing units are being selected, family names should not be on the form to help ensure confidentiality and more objective selection.** **The Point Rating System for Public Housing should recognize income. People with low incomes should get more points than someone with a high income.**

PUBLIC HOUSING

Issue: Point Rating System and Eligibility

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
			People should get additional points for time spent on the waiting list.
			Each community should develop their own Point Rating, or client allocation system, and then should meet to ensure consistency. The client allocation system should be territorial wide. Preference should be given to long term Northerners.
			Each community should set their own criteria in consultation with the Corporation.
			A new Point Rating System is in the draft stages and should be completed by January 1 will then be sent to the Advisory Committee on Social Housing for review and may be forwarded to some or all LHOs for comments. All LHOs would like to review the new system before it is implemented.
			Each LHO should develop a public housing client allocation system. LHOs should then meet to develop a standardized system which should be reviewed yearly.
			A family that gives back a homeownership unit to the Corporation because it cannot manage maintenance should still be eligible for public housing.

PUBLIC HOUSING

Issue: **Maintenance of Public Housing**

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
	More timely routine maintenance will prevent major repairs. The Corporation should focus on the design issues which are causing the maintenance costs. **Maintenance staff should finish work they start**, and should not leave messes for tenants to clean up. **The Corporation should review maintenance practices; standards are low, but costs are high.** **The Corporation should educate tenants about routine maintenance so they look after their units as if they owned them. Tenants should be allowed to do minor maintenance.** **Stricter maintenance standards should be enforced.** **LHO employees are getting too involved in renovations and smaller jobs are being ignored. It may be better to hire a contractor for larger jobs.** **A Maintenance Supervisor is needed in each community.** **Tenants should be advised if maintenance will be delayed.**	Consider inspecting interior of units in the winter (when any problems with windows and door ceilings would show) and inspecting the exterior in the summer months after the snow has melted. If planned properly, this should not take any more time or money than present inspection system. Maintenance departments spend their time on regular maintenance and emergencies and don't have time to fix tenant damages. Short-term savings on reduced maintenance staff will be costly in the long run because the units will not be properly maintained. Some tenants might be able to help with repairs to their unit. Consider contracting out the LHO's maintenance division. See if LHO's are making best use of the person-years for maintenance; could cost-saving measures help? Invite the private sector to help develop a five-year plan to address this area. Maintenance men should be cleaning up after themselves. We need a formal policy to reduce rent if tenants do repairs that are approved by the LHO.	**Allow tenants to do some repair improvements ie. standardized list for the tenants to go by. (i.e. Painting and minor repairs could be done by tenants if they have the skills.** **-- A program should be created to encourage tenants to maintain their units properly and to participate in the maintenance function and to conserve energy. Local boards should have greater control of maintenance (i.e. minor maintenance such as painting. This would promote tenant responsibility.)** **Reduce cost by encouraging maintenance through adult education, apprenticeship and a program at Arctic College.** **MMRS needs to be streamlined to reduce paper flow associated with it.** General maintenance of units in some communities is not meeting standards. -- Review overall formula for funding maintenance requirements in communities. More maintenance staff are needed. -- MMP and MMRS is good but does not work as well when the majority of units are in poor condition. -- MMRS is working. Like the ability to get the year to date expenses on a unit. Average maintenance costs per unit should be broken down into regions.

PUBLIC HOUSING

Issue: **Maintenance of Public Housing**

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
	The Corporation should work with the LHO to redefine standards including maintenance levels and supervisory responsibilities.		There were differing viewpoints on working off arrears. One thought clients should be able to work off arrears by service to the LHO or community, if acceptable to the local LHO. Another did not like the idea.
	The Corporation should redefine responsibilities for maintenance programs and projects in their district office to avoid duplication or details falling between the cracks.		Shutters should be provided on vacant units, rather than nailing plywood which cuts vapour barrier (surplus materials could be used).
	Maintenance costs per unit for private development corporations and Corporation units, including benefits for workers, should be compared.		To reduce maintenance costs while keeping units well maintained, the Corporation can encourage tenants to report problems immediately; incentives toward energy conservation; improve inspections on new units.
	Maintenance and upgrading should be treated as separate functions.		Compile a database of trained employees and journeymen.
	Fumigation or insect control work should be contracted out.		There is a lack of standard parts for repairs (ie sewage tanks, stove coils and exhaust for parts in isolated communities.)
	Foremen should check that work orders are being done.		Old northern rental units need to be reassessed due to significant cost of maintenance.
	There is a shortage of staff locally, especially servicemen.		Money saved by elimination of BIP could be used in renovations.
	Service in public housing should increase as rents rise.		Unit condition ratings should be done annually only when tenants move in and out.
	Weather stripping should be in place around doors and windows. Door knobs are breaking and tenants are being charged.		In Aklavik the water system is old and may be causing the public housing water pumps to break down.

PUBLIC HOUSING

Issue: **Maintenance of Public Housing**

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
	Flooring maintenance should be more closely monitored.		

PUBLIC HOUSING

Issue: **Maintenance of Public Housing**

SAHTU

Capable tenants should be allowed to do repairs and small work on units for some type of compensation. Tenant's ability to do the work can be verified by the maintenance staff.

More staff is needed to maintain public housing. Minor repairs are not done because preventive maintenance is so time-consuming. Staff are needed mostly in carpentry, not just furnace and plumbing trades.

Warehouse men must do computer work.

The Corporation should look into the problem of sewage tank freeze-up.

Old units are infested by bugs and mice. LHO's should do something about this.

NAHENDEH

NORTH SLAVE

Local people should be trained and supported to do house maintenance as a local business.

To reduce costs, maintenance in Lac La Martre should be done locally rather than by DPW.

SOUTH SLAVE

Maintenance in public housing should be reviewed.

People want to discuss contracting out LHO maintenance on public housing units.

The Northern Territorial Rental units are in deplorable condition.

PUBLIC HOUSING

Issue: **Retrofitting Public Housing (M & I, Rehabs)**

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
	If rents are increasing, NWTHC should be upgrading units (i.e. replacing units without running water, honey buckets, etc.) **Maintenance and upgrading should be treated as separate functions.**	**Due to the large stock of older units within the Kitikmeot region, the Corporation should continue to make maximum use of the Retrofit II program to make these older units more energy and cost efficient. Also to include the maximization of local labour components.** Make use of training opportunities under renovation programs. Local hire should be a priority. See if materials available locally could be used in renovations. Continue to recycle furnaces, fuel tanks, sewage and water tanks, stove and fridge. Left over windows and doors should be left with the LHO for its use. Look at using more energy efficient materials in renovations - i.e. sealed windows rather than ones that open. Tighten up the inspection process or make the warranty period longer to ensure high quality renovation work. This should be written into the tendering process. Keep a list of contractors who do not do good work to assist in quality control. Promote local contractors within the communities using Inuit organizations (i.e. KIA, KRC, etc.)	Lack of funding for major repairs results in long-term vacancies.

PUBLIC HOUSING

Issue: Retrofitting Public Housing (M & I, Rehabs)

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
		During retrofit II, put vent in ceiling, strengthen lower half of the walls, and fix all of the interior. If necessary, unit should be re-positioned for energy conservation -- i.e. turning the windows to the south and the door away from the prevailing winds.	

NWT HOUSING CORPORATION DISTRICT CONSULTATION MEETINGS

RENT SCALE

Issue: Retrofitting Public Housing (M&I, Rehabs)

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE

PUBLIC HOUSING

Issue: **Operation of LHOs**

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
	LHO boards of directors should also include private home owners.	**The Corporation should re-examine the person year allocation to LHO's for administration and maintenance. Many new units have been built in the region in the past three years, but no more PY's have been supplied. Communities need additional staff if they are to be able to provide public housing tenants with the help and service they need.**	**NWTHC should review policies for writing off old units, not just Northern Territorial Rentals.**
	A Maintenance Supervisor is needed in each community.	Would like to see a retroactive plan to catch up with the number of maintenance staff needed, plus any more extra PYs needed to implement the proposed rent scale. Reclassification also is needed.	**Special leave should be provided for cultural purposes for Housing Association/Authority employees.**
	Funding for stand by and casuals should be reinstated.	Look at allocating person-years based on workload, not number of units.	Want some housing incentive for Housing Association staff to help keep staff.
	As well as regular stand-by staff, more overtime hours for repair work are needed.		Auditors must be familiar with housing policies.
	The Corporation should review number of LHO employees per unit or per population.		One association charges $25 charge for lost keys after hours. This works to save costs and reduce the number of people calling the Association which costs money.
	Winter bonus days should be offered as an incentive to limit the number of days taken off in summer.		When two tenants want to transfer units they pay for any administration cost such as power transfer as a result of the transfer. Saves the association money.
	The Corporation must invite LHO's to participate in all inspections. The LHO will benefit from these inspections.		Housing boards should visit the staff at the office to see the day to day operations. Staff can invite board.
	LHO Board members are not supposed to have arrears. This means some potentially good members cannot serve.		Administration and Maintenance staff meet regularly to talk about tenants with problems and other items.
	Requiring all LHO's to cut their utility costs by 5% is a harsh step considering that LHO's past proposals to cut utility costs have been ignored.		Education on fire safety is needed.
	The Corporation should work with the LHO to redefine standards including maintenance levels and supervisory responsibilities.		

PUBLIC HOUSING

Issue: **Operation of LHOs**

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
	Local people feel there are no job opportunities for them. When staff are needed, more advertisement of positions is needed.		**Each LHO should have a tenant relations officer as this has proven to be cost effective.**
	An employee on stand-by should have specific duties.		**Each district should have a rental officer under the Residential Tenancies Act.**
	Funding is needed for overtime hours.		Smaller LHO's should have a part-time TRO position.
			Board members and staff have a responsibility to make good decision and should be aware that many decisions have political implications. Good documentation is needed.

PUBLIC HOUSING

Issue: Operation of LHOs

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
The Corporation should update the Public Housing Policy and Procedures Manuals as a priority item and send the revised manuals to the Associations and Authorities before September 1994. These manuals are out of date and the Associations, Authorities and Boards cannot work properly without them. There is no incentive for LHO's to manage effectively and remain within budget, when year-end surpluses are redirected back to the Corporation. The LHO's in the Sahtu region want to negotiate with the Corporation to see if the year-end surplus can be re-directed to other LHO priorities rather than being returned to the Corporation. The number of staff for LHO's throughout the Sahtu are inadequate. The Corporation should review the staff allocated to each community and increase maintenance staff as required. The Corporation should provide more information about its programs to the LHO's. Smaller LHO's should be made part time or their work should be contracted out. LHO's should have more flexibility to work with the Corporation to set community policies, to deal with allocation of public housing, and to deal with arrears.		Housing organizations need an incentive to save, such as keeping some of the money saved.	LHO boards of directors should be consulted on the development of any new programs or policies that will affect them before the program or policy is implemented. The Corporation should update operations manuals and policy manuals as soon as possible. These manuals should be updated as new policies and programs are introduced. Managers of the South Slave LHO's should meet annually to discuss new programs and policies and operational issues, and should report back to their Boards on these meetings. Representatives from the Hay River Reserve, Kakisa Lake and Enterprise should be invited. The meetings should be held in a different community each year. LHO Board of Directors and staff should be able to review and comment on any new public housing allocation process before it is implemented. Each LHO board of directors should hold an annual general meeting in their community to deal with the concerns of public housing clients, homeownership clients and potential homeownership clients. Consistent policies should be developed for all LHO's across the NWT.

PUBLIC HOUSING

Issue: Operation of LHOs

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
Government should give second-hand vehicles as back-ups to the housing authority. Housing managers should take more of a personal interest in tenants, and should make home visits. Time is wasted by not having enough vehicles.			LHO Boards of Directors should have more responsibility and accountability. LHO's want block funding to have more financial control over their operations. People would like to discuss the LHO's board of directors roles and responsibilities and their relationships with LHO management and the Corporation. There is a lack of communication between LHO's and tenants. Some people see LHO's as just a place to pay their rent. LHO's should work to improve their image in the community. Staff need to make community people more aware and educated. Some people would like to meet informally with members of the Board of Directors to discuss housing concerns. The public should be encouraged to attend board meetings. Managers of LHO's would like to meet more often.

PUBLIC HOUSING

Issue: Arrears and Tenant Damage

BAFFIN

Arrears of the deceased should be written off.

Evicted tenants should be charged interest after they receive their notice.

The arrears write-off request process takes too long.

Arrears collection process should make it easier for eviction to avoid worse arrears - maybe use payroll deductions to collect.

KEEWATIN

LHO Board members are not supposed to have arrears. This means some potentially good members cannot serve.

Problems with arrears will likely increase because tenants won't be able to keep up with the higher payments.

People who are presently paying arrears won't be able to pay them off if their rent increases as well.

Tenants arrears need to be addressed.

For people with arrears, the Corporation should reverse the implementation strategy (small increases the first year and larger ones in the second year) so they can pay off their arrears.

The Corporation should encourage tenants to take pride in their unit.

The LHO should have the power to make exceptions to Corporation's arrears policies when exceptional circumstances warrant it.

With the approval of the LHO board, tenants with high arrears should be allowed to work off arrears by doing work for LHO's according to their qualifications.

A way to prevent evictions should be found.

KITIKMEOT

The collection policy needs to be looked at. By the time the tenant is dealt with, the arrears will be high.

BEAUFORT/DELTA

One LHO asks tenants to report unit damage to the police. If not, it is charged back to tenant as tenant damage. The police set a time for payment to LHO and keep checking on it. This works.

Some sort of incentive should be developed for responsible tenants.

LHO's should be allowed to develop their own collection policies and to write off doubtful accounts that are six years or older.

All rental arrears should be reviewed to determine the legality of collecting years of arrears accumulated.

Old arrears should be written off but not forgiven.

NWTHC needs a process for writing off arrears. A definition of bad debt, and a time frame for writing it off, is needed.

LHO staff should be trained to use small claims court and Rental Officers process.

More public information is needed on the impact of tenant damage.

Reeducate people to the importance of avoiding arrears, and the consequences of large arrears NWT-wide.

PUBLIC HOUSING

Issue: Arrears and Tenant Damage

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
			Tenants who have been allocated homeownership units are leaving arrears and tenant damages with LHO.

PUBLIC HOUSING

Issue: Arrears and Tenant Damage

SAHTU

A stronger eviction policy is needed.

The Corporation should review the arrears problem in all communities and decide which are collectible and which can be forgiven or written off.

Politicians and cabinet members should have no say on what should be done with arrears. This should be decided by a community group.

Communities and the Corporation should discuss tenants' individual arrears situation and make recommendations to Yellowknife.

Arrears information should be shared with other departments to help collections. If people worked off arrears, those wages cannot be assessable income.

Enforce housing policies. Collection of arrears needs more force. Don't think tenants working off arrears will work.

There should not be political interference with eviction notices.

NAHENDEH

NORTH SLAVE

Tenant damage and how to deal with it is a major concern.

Tenant damage is the biggest cost: windows, doors, drywall, electrical, plumbing fixtures.

More communication is needed between client and person doing the repairs. It should be reported right away. Better and faster communication is needed between client and rentals officer.

In Rae-Edzo, the LHO does repair and bills the tenant. If tenant does not pay, dealing with the rental officer can take several months.

Much damage is done by alcohol abusers and also by young people who separate. Look at separating the people who party so they do not all live in one area.

Cost and time to maintain units where there is a lot of damage takes away from units where people pay rent and do not cause damage. People who continually trash units cannot be tenants.

Tenant education is the solution: tenants are given consumer tips and information on how to do preventive maintenance.

SOUTH SLAVE

There was wide support for the idea that if people did require some form of correction or discipline for tenant damage or abuse, this should be dealt with first at the community level through traditional justice systems.

In the case of a tenant who has arrears, legal action and eviction through the court is not preferable and should be used only as a last resort.

Where tenants have arrears, a community justice program should be developed as a first course of action.

Tenants who have arrears should be encouraged to reduce or eliminate their arrears in exchange for labour such as carpentry, housekeeping or painting done for the LHO.

The Corporation should develop a 'Labour for Forgiveness' program as an alternative to simply writing off bad debts.

The Corporation should work together with the Department of Social Services on educational programs to reduce tenant damages. Some tenants cause damage because they do not understand how the systems in their house work.

PUBLIC HOUSING

Issue: **Arrears and Tenant Damage**

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
		We need a policy to stop people damaging houses. People who live in their own houses have pride and take care of them; some people in rental housing do not. We need to tell people who damage units that they cannot stay in the house.	

PUBLIC HOUSING

Issue: **Training for LHO Personnel**

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
	Maintenance standards should be improved. There should be more training of maintenance staff, and LHO's should make sure new staff have acceptable qualifications. **On-the-job "attitude and technical" training workshops should be held in each community.** LHO's should make sure new staff have suitable qualifications. More training of maintenance staff is needed. **Annual regional meetings and/or workshops should be held for LHO boards and staff.**	All employees, especially Tenant Relation Officers and administration staff, should get training. Local hiring and skill development should be a priority.	Board members need more training. Training is needed for maintenance persons in communities. Focusing on apprenticeship training at the local level will reduce long term costs. **Inter-government communications must be improved and coordinated regarding training opportunities and other initiatives.** **The NWTHC/GNWT and LHO's should develop a decision paper that addresses how LHO's can hire and retain staff (must address housing problems etc.)** **Efforts must be made to train and retain resident trades people. These activities need to be coordinated by government agencies and communities.** **Tenant Relations Officers and other staff need training in counselling.** The TRO needs specialized training such as counselling, rental officer process, legal paperwork, and how to use small claims courts to collect arrears and damages. All medium size LHO's should have financial training for their TRO. LHO staff should have formal tenant relations training.

PUBLIC HOUSING

Issue: **Training for LHO Personnel**

SAHTU

The LHO Managers are not involved in the delivery of homeownership programs and are not trained in this area. Training should be provided to LHO Managers in the Sahtu so they can provide a continuous flow of information from Housing to the public.

The Corporation should immediately update LHO policy manuals, and offer more and better training to staff and boards. More community workshops should be offered.

Training and workshops are needed for newly-elected or appointed LHO boards and should be delivered no later than two months after board is appointed or elected. One area is the conflict of interest act.

More MMRS training is needed for staff.

Training is needed for LHO staff in the area of carpentry, plumbing, and electrical. The Corporation should work with other government departments to provide training to the people in the communities, so they can be on standby-by for maintenance work needed.

NAHENDEH

NORTH SLAVE

SOUTH SLAVE

The Corporation should provide annual or regular training on the roles and responsibilities of Board of Directors members. This training should be made available to current Board members as well as other members of the public who are interested in becoming board members.

The Corporation's District Office in Hay River should provide formal, hands on training to the staff and Boards of Directors of the LHO's in the South Slave District.

Some LHO board members were unclear about their roles and responsibilities. Boards need more education and a clearer idea of their function. The Corporation should provide education.

Training sessions for Board members should include potential board members as well as current board members. Items such as the Point Rating System and allocations should be covered as part of this training.

PUBLIC HOUSING

Issue: **New Public Housing (Construction & Unit Transfers)**

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
	When new public housing units are being allocated in the community, the Corporation should consult the LHO before deciding on the number of bedrooms.	The Corporation should take the lead role in controlling costs in areas it controls. Do not make construction so complicated that specialists are needed to build or maintain units.	**Units being transferred to LHO's must be defect free and meet all relevant codes.**
	The Corporation needs to develop clear guidelines for the rent supplement units.	The Corporation should ensure drywall is properly installed and a proper cleanup is done afterwards. The Corporation should ensure the contractor vacuums out the vents and washes the walls to remove excess gyproc dust.	Houses being transferred to the LHO by government should be renovated first. Cooperation is needed between the Corporation, LHO and contractors to ensure that units when turned over are acceptable to the Corporation and LHO. Responsibility lies with Corporation to ensure that quality is met. **NWTHC should consult with Safety and Public Services regarding provision of timely inspections.** Inspections should be done on a more timely basis and more accessible. Inspection guidelines and criteria should be enforced. CMHC should stop funding the operation of old units and start funding construction of new replacement units. Train more local people. Co-ordinate all training initiatives within a community to maximize dollars and efficiency.

PUBLIC HOUSING

Issue: **New Public Housing (Construction & Unit Transfers)**

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
Many young people who cannot afford a house of their own need public housing, so some public housing construction is still needed.			Some rent supplement units have been leased to the Corporation on five-year terms. These terms should be longer in order to encourage private developers.

PUBLIC HOUSING

Issue: **Energy Conservation**

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
Water consumption is too high. Charge a user fee after so many litres are used.	**Tenants should be offered incentives to conserve energy.**	NWTHC should do a winter inspection to see energy efficiency, drafts in windows/doors, icing problems, condensation, humidity, vents, bathroom. Tenants should be educated about energy conservation. This could be done during inspections of the unit and could be related to the season when the inspection is being done. Tenants who conserve energy should be recognized and rewarded, but not by money. User pay rates might encourage people to conserve. Some ideas for conservation: Look at Yellowknife homeowners rates for payment of utilities, but do not make all tenants pay all utility costs. Perhaps let tenants live rent free but be responsible for the utilities.	**Encourage energy conservation: i.e. user pay component, more education, energy awareness, could include fuel, water, sewer and electricity.** Newsletters to tenants on water conservation. Make sure tenants know they will be charged for extra water deliveries. Tenants can ask LHO's for extra water in emergency cases. Need water control on multiplex units to make tenants more responsible for their water use. Older units should be upgraded to conserve energy.

PUBLIC HOUSING

Issue: Energy Conservation

SAHTU

Tenants should be responsible for their own utilities costs -- ie economic commercial vs residential.

Tenants should be made aware of how much it costs to run their units.

To prevent abuse of power and water, the Corporation should take measures to have public housing tenants conserve or pay for it.

Energy saving lighting should be installed in all units.

Currently, the LHO's are charged the economic rates for utilities in public housing but tenants do not pay utilities. As an incentive to decrease utility costs, show tenants the actual cost of utilities and/or put a cap on how much the LHO's are prepared to pay and have tenants pay the difference, or give tenants a choice to pay all utilities which would be less than the economic rates.

In smaller communities a meeting should be held with all tenants of public housing to explain the cost of operating the units and to introduce incentives for decreasing costs. If necessary honoraria could be paid. Fact sheets could be provided on each individual unit to show costs.

All costs of operating units should be shown to clients, and clients should be given a reward for reducing costs.

NAHENDEH

NORTH SLAVE

The North Slave Housing Corporation gives tenants information monthly on utility use. If their consumption stays high, we bring them in and show how they compare to families of similar size. We give them information on how to use less.

The District office is forming an energy reduction program. This should include incentives to reduce energy costs and information for tenants.

SOUTH SLAVE

Tenants should have to pay a larger share of utility costs.

Tenants with higher incomes should have to pay a larger share of utility costs. Lower-income tenants should receive current subsidies but there should be incentives to conserve whenever possible.

Tenants of public housing whose household income is over the Core Need Income Threshold should pay the full cost of all utilities.

The Corporation should introduce a program to promote energy conservation by introducing incentives for energy savings or penalties for waste of energy.

A policy is needed to deal with people who abuse utilities.

The cost of utilities should be determined in each community, and a usage limit set. People who use more utilities should have to pay.

PUBLIC HOUSING

Issue: **Other Public Housing Issues**

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
There are not very many Northern Territorial Rentals to sell. How will they be replaced? Why sell them if you can't build new public housing units to replace them? NWTHC has no money and so cannot build new units but still writes off units that could be used. When I am poor I do not throw anything away.	**The Corporation should sell rehab units to people who can't afford mortgage payments.** **The Corporation should consider selling public housing to long term tenants (even short term tenants) especially if they don't qualify for homeownership programs.** The Corporation and LHO's should consider leasing housing from other builders to alleviate shortages. Some peoples' power has been cut off in winter. How can this problem be solved?	Every tenancy agreement should include a clause in which the parties agree that in the case of a marital breakdown, the spouse who has custody of the children shall have sole rights to the matrimonial public housing unit.	**Drop use of the term "social housing".**

PUBLIC HOUSING

Issue: **Other Public Housing Issues**

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
The housing survey is outdated and should be redone. Some ways to instill pride in tenancy should be found.	**The GNWT should build a Seniors Home in Fort Liard for the 1995/96 fiscal year, so that elders living in social housing in Fort Liard can have access to seniors' housing.**	**There is a shortage of public rental housing.** **In some communities where the Band handles housing, it is a low priority for the band and does not get adequately addressed.**	Is there enough housing for seniors? Should seniors be forced to move into seniors housing? Measures should be put in place to deal with the needs of the homeless. The Corporation should work with hamlets on beautification programs. If landscaping was part of public housing construction, the Corporation and LHO's could gain credibility and tenants would take greater pride in their homes. **Public Housing programs should be reviewed but the Corporation should be careful not to spend a lot of money reviewing; funds should be directed to the programs.**

HOMEOWNERSHIP

Issue: Client Selection & Eligibility for Homeownership Programs

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
	People feel that the homeownership programs accept people who cannot afford homeownership and do not accept people who can afford it.		Residency requirements should be 15 years in the NWT and communities can set their own residency with a minimum of 3 years.
	The calculation of the number of dependents does not allow for extended family who do not live in the household.		Build into selection criteria an area to accommodate for clients in existing public housing (all other areas being equal, preference for allocation would go to client in existing public housing.)
	Some homeownership applicants are currently not eligible because income is too high. These households should be treated as any other applicant.		Input from community earlier into eligibility process.
	Young families should get extra bedrooms for future growth.		People who are over the CNIT should still be eligible for the Lease to Purchase and Owner Build Programs.
			Single applicants should not be discriminated against for the Access program.
			Advise the community who was considered ineligible and why so that the community can advise the NWTHC on special circumstances.
			If people are making a serious effort to pay off their arrears, they should be allowed to roll their arrears into a mortgage under Access.
			Applicant for Home Access must be aware that he/she applies to the appropriate government agencies for a land lease or purchase.
			Selection Committee should come up with better criteria.

HOMEOWNERSHIP

Issue: Client Selection & Eligibility for Homeownership Programs

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
			Selection committee should consist of community governing groups, aboriginal groups, LHO, Housing Corporation.
			The Community Recommendation Committee should continue to operate.
			The CRC should be allowed to modify guidelines as appropriate to meet community allocation needs.
			All programs should go through the CRC. The point rating system should be scrapped.
			The CRC should include representatives from community groups and the whole LHO board.
			Need a clear directive on the CRC's responsibilities.
			Program Officers should be more helpful in helping people go to the bank.
			Point rating system is good but needs to be followed or applied fairly, equally, consistently.
			A separate point rating system is needed for homeownership.
			The formula or criteria is biased -- where did it come from? Look how applicants are chosen for the Home Access program.
			All information for elders should be explained thoroughly.

HOMEOWNERSHIP

Issue: Client Selection & Eligibility for Homeownership Programs

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
			If applicants are turned down, they should be told why.
			Committees must be provided with clear selection criteria with input from communities.
			Regardless of the size of your family, you should have a choice in size.
			Customers should have the right to appeal at any stage of the approval process for Homeownership.

HOMEOWNERSHIP

Issue: **Client Selection & Eligibility for Homeownership Programs**

SAHTU

Residency should be a minimum of five years in the particular community.

People on Social Assistance should not be approved for Access.

The community, along with the Corporation, must be accountable to make sure arrears are dealt with.

The Corporation has set the residency requirements at five years for Homeownership Programs. The communities feel they can better assess the residency requirements of their communities. Each community should be allowed to set their own residency requirements.

At the present time, any present or previous tenants with arrears owing to housing are not allowed to access any housing programs. Arrears usually cannot be collected and become lost revenues. Sahtu people favour allowing people with arrears access to housing programs and further that their arrears be rolled into repayment programs and collected that way.

The point rating system needs to be better explained in the communities.

NAHENDEH

The need of elders and young people for housing should be addressed.

People are not happy at the community level. Last year in Wrigley, they ignored the point rating system and allocated units to families who needed the assistance the most. The Committee used its own knowledge of the community and took into consideration issues such as which families were most likely to look after a home well.

The homeownership point rating sometimes gives more emphasis to who can look after a home rather than who needs a home.

The consensus is that as long as families are qualified under the Corporation's criteria, the Band should be given the power to decide who gets housing. In larger communities where there are a number of different groups, there would still be a need for some type of formal process but in communities where there was only a band, people seem to agree that the band should decide.

The Corporation's programs don't suit all communities. Communities want and need to be more independent. People who live in communities know best what their community needs. The point rating system is not flexible enough.

NORTH SLAVE

Small communities may be able to develop a system to rate people and decide allocation of houses. But this is more difficult in a larger community where clients are not as well known.

SOUTH SLAVE

A client's eligibility for homeownership should only be considered at time of application. Changes in circumstances after application should not be considered.

The Point Rating System for allocating homeownership programs is not working. Communities should decide how units are allocated. Community groups should develop some selection criteria, using the experience of people who have been on Recommendation Committees, and send them to the Corporation for approval.

The client's eligibility for homeownership programs should be reviewed at construction time rather than at the time of their application.

Eligibility for homeownership programs should be reviewed prior to the start of construction and should be reviewed annually.

A family that gives back a homeownership unit to the Corporation because it cannot manage maintenance should still be eligible for public housing.

A new Point Rating system should be developed. Not all communities use the current system.

HOMEOWNERSHIP

Issue: Client Selection & Eligibility for Homeownership Programs

SAHTU

Ineligible clients should be told why they did not qualify. Personal visits should be made to explain what they can do from there. There should be an appeal period for people who are turned down under the point rating system.

Letters to ineligible clients should be copied to community groups and Housing managers so they know why they are not eligible.

Housing managers should be trained on the homeownership programs so they can give information to their tenants when requested.

Client counselling should be explained better and put on tape.

The questionnaire for Access is too personal and should be cut down. Changes should be discussed with the communities.

There is too much red tape when applying for the programs.

The application process should be speeded up. Clients should be told if it is going to take a long time.

The Sahtu communities want to develop their own Point Rating System for Public Housing and Homeownership Programs. Workshops should be held in each community to help them develop their own Point Rating System.

NAHENDEH

The Corporation should review and revise the current allocation process for homeownership units to allow much more community involvement in identifying the criteria for allocating homeownership units, as well as in selecting homeownership clients. Each community has its own unique concerns and housing needs, which the Point Rating System does not take into account. Community residents are best able to make decisions regarding their community's housing needs.

NORTH SLAVE

SOUTH SLAVE

A committee should be formed to review the allocation of homeownership units. A new Point Rating System should be developed, and maximum and minimum incomes for eligibility should be reviewed.

A committee was developed to review the client selection process for homeownership units. It will meet soon to discuss the process and recommend measures to improve it.

There should be no political interference in the allocation process. If interference results in changes to the allocations, a public meeting should be held to explain the changes.

Each community should develop its own client selection process for homeownership programs, in consultation with all interested community groups, the Corporation and any other agencies affected. All selection committee members should be elected officials.

The Corporation and community organizations should work together to ensure that all homeownership clients are selected by January 15 of the delivery year.

The client selection process for homeownership units should be changed.

HOMEOWNERSHIP

Issue: **Client Selection & Eligibility for Homeownership Programs**

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
An appeal system should be in place for applicants to the community committee. People want to own their own home in Colville even if they are under the minimum income approval level. They should work something out, prove that they can handle it. **The Housing Corporation should implement an appeal process for the allocation of housing programs to be used in each community, and should ensure communities are aware of this process.**			**The Corporation should ensure its current policies about the sale of subsidized homeownership units are enforced.** **People who sell subsidized homeownership units at a profit should not be eligible for the Corporation's subsidized programs in future, including public housing.** **People should be able to re-sell subsidized homeownership units. If a unit is on Band land, the Band should have first opportunity to purchase.** **If someone sells a subsidized home, the homeowner should repay all the subsidy received, and should not be able to re-apply for a rental unit.**

HOMEOWNERSHIP

Issue: Core Need Income Threshold (CNIT)

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
	Why can't people over the Core Need Income Threshold (CNIT) get assistance?		Remove the maximum CNIT (fully repayable loan). Should high income earners over CNIT receive financial assistance? Yes, limited to freight and some subsidy as incentive. Review and change current CNIT to reflect actual cost of living in each community. Review utility cost per community per year. Community should be able to approve Access exceptions for those over CNIT i.e. if moderately over income and long term resident. **Cost of living index should be adjusted in the CNIT.** **Those who will see rent increases under the new Rent Scale should be eligible for Homeownership.**

HOMEOWNERSHIP

Issue: **Core Need Income Threshold (CNIT)**

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
Take another look at the figures for each community and the minimum and maximum income levels required to qualify for the program. The shelter cost should be explained and how they arrived at the CNIT. For small communities such as Colville Lake, where cost of living can be lowered by living off the land, minimum income should be lower. With community participation, the cost of living should be re-indexed for the Access Core Need Income Threshold calculation. Program officers should be more helpful to people over the CNIT, help to go to bank or direct them to other programs. **The Core Need Income Threshold (CNIT) for Homeownership programs is too low in our communities for many people to qualify for the programs. There is no private real estate market in the communities. The Corporation should raise the CNIT and deliver programs in the communities where there is no private real estate market.**			**Tenants whose household income is over the Core Need Income Threshold must be encouraged to vacate public housing.** **Maximum and minimum incomes for eligibility for homeownership should be reviewed.** The present requirements regarding minimum and maximum incomes for homeownership eligibility should be enforced.

HOMEOWNERSHIP

Issue: **Maintenance of Homeownership Units**

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
Homeowners must pay for their own damages and repairs. This is expensive with the high cost of materials, freight and labour.	Homeowners need a local, private business that will do maintenance. **A co-operative should be developed for HAP owners or some form of basic maintenance training.**		LHO maintenance staff should only work on Homeownership units after hours on their own time. Homeowners should be responsible for their own maintenance. Some of additional cost of maintenance should be built into mortgage. In small communities, LHO's should maintain an inventory of emergency items sometimes required by homeowners. The LHO should keep list of repairs needed by homeowners that require a skilled tradesperson (e.g. electrician may have time to do when in a community.) **LHO staff should not be expected to help maintain or build Homeownership units.**

HOMEOWNERSHIP

Issue: Maintenance of Homeownership Units

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
Inspect all the old HAPs and HIPs.		There is concern that there is no one locally to do maintenance. In Rae Lakes, there are only homeownership houses. Resources are needed in Rae for maintenance of private homes. Training for local people should be looked at.	Families who need training or education in home maintenance should be identified during the counselling process. **Homeowners should be held responsible for repairs and maintenance of their own homes.** **The client counselling process should be reviewed and better ways of communicating with people should be found.** **New homes should be inspected every six months until the home is turned over to the clients. If repairs are required, the homeowner should make the repairs or else the Corporation should make the repairs and charge the client for them.**

HOMEOWNERSHIP

Issue: Suggestions for New Homeownership Programs

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
	We need to develop programs for people who are not currently served by existing programs (i.e. those who make too much money).		Homeownership options must be made available through banks or other lenders.
	An additional mortgage program for people who do not qualify for homeownership programs (Lease to Purchase, Owner-Build programs) due to high income should be developed.		Programs should be available to assist those over CNIT i.e. downpayment assistance, GNWT guarantee of bank financing.
	The Corporation should sell rehab units to people who can't afford mortgage payments.		**Clarity/continuity is needed in Homeownership programs i.e. Home Assistance Program, Rural Remote Program, Access Program, etc.**
	The Corporation should consider selling public housing to long term tenants (even short term tenants) especially if they don't qualify for homeownership programs.		**Program Officers should help people to go to the bank.**
	The Corporation should be careful that all funding doesn't go to just one or two programs. A wide range of programs and choices should be available to people.		**Program Officers should be able to explain all alternatives and Homeownership options (provide advice, counselling, etc.)**
	People should be able to buy materials in homeownership packages for an additional bedroom.		**Program Officers should make services available in all languages and Program Managers should be able to arrange translators.**
			The GNWT/NWTHC should examine implementing a buy back program to create a housing market in non-market conditions.
			The NWTHC should pursue arrears from former tenants who became homeowners.
			Most communities have senior citizens committees. These should coordinate seniors maintenance. Housing could assist in monitoring as required.

HOMEOWNERSHIP

Issue: **Suggestions for New Homeownership Programs**

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
			Homeowners should have a choice between log homes and stick built.

NWT HOUSING CORPORATION DISTRICT CONSULTATION MEETINGS

HOMEOWNERSHIP

Issue: **Suggestions for New Homeownership Programs**

SAHTU

A program could be developed for client designed units as long as they stay within costs.

A new program should be developed to fix up old HAP units (repayable). This could be a revolving loan fund, in communities that do not have a bank.

Elders living in their own homes have no maintenance programs available to them. The Corporation has no programs to assist elders with maintenance of their homes. The Corporation should help communities identify monies to help elders maintain their own homes.

Public housing is not for sale. The Corporation should look into the sale of public housing to tenants who wish to be homeowners.

NAHENDEH

The Corporation should identify an allocation and create a new homeownership program to accommodate people who wish to continue to pursue a traditional lifestyle on the land.

NORTH SLAVE

Communities should be able to decide whether or not the person has to repay. There is a concern, in communities where there is no rental housing, that very low income families could never be eligible for Access and get a house. There is a need for rental housing.

SOUTH SLAVE

As elders are sometimes over-accommodated in public housing and the current Alternative Housing Program units do not have hot running water, the Corporation should develop other options for elders so they can be encouraged to leave their present unit.

Elders in over-accommodated situations could be encouraged to leave this if other options were developed, such as units similar to the Alternative Housing Program but with full services.

HOMEOWNERSHIP

Issue: Alternative Housing Program (AHP)

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
			For the Alternate Housing Program, peoples' lifestyles have to match an Alternative Housing Program unit. People, particularly elders, should be considered for Alternate Housing Program even if their income is a bit above the income levels to qualify. Previous income of applicant should be examined up to five years for Alternate Housing Program. **People with arrears should not be considered for any Alternate Housing Program or Access programs.**

HOMEOWNERSHIP

Issue: Alternative Housing Program (AHP)

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
Alternative Housing Program units should be maintained by the Associations or the Corporation. Older people cannot take care of the maintenance part.	The two-bedroom Alternate Housing Program units are too small for a family of five and this could cause health concerns. People are not aware that they can choose between a furnace and a woodstove in an AHP unit. With some design changes, the space taken up by the water tank could be used for a bigger bedroom. The Corporation needs to look at the design of the AHP units again, in close consultation with the people of Nahendeh.		A second bedroom should be added to Alternative Housing Program units. The clients, who are usually independent elders, could have a family member live with them to offer assistance. Alternative Housing Program units only have one bedroom, which is located near the woodstove. This is a firetrap. Two exits are required.

HOMEOWNERSHIP

Issue: **Construction of Homeownership Units**

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
	Construction should be levelled out at a consistent and sustainable number of units. **The deadline for completing Owner Build units should be extended.** **Inspections should be done thoroughly and on a timely basis.** **In extreme circumstances, leeway in calculations should be at discretion of LHO.** **Homeownership clients should be given left-over material.** **Clients should be involved in preconstruction meetings so they know who will be building their house.** Leftover materials are not always returned to the housing associations along with a list. Contractors should not be allowed to keep excess materials from homeownership jobs.	The Corporation should ensure drywall is properly installed and a proper cleanup is done afterwards. The Corporation should ensure the contractor vacuums out the vents and washes the walls to remove excess gyproc dust.	**Floor system should be adequately insulated and constructed (level).** Where possible, construction material should be delivered as close to the construction season as possible.

HOMEOWNERSHIP

Issue: Construction of Homeownership Units

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
People should be given the option of a two-year building period, with pads built in the first year.	Seniors units should have ramps.		Homeowners should be responsible for completing the development of their lots and units to match community standards.
Funding for landscaping material should be including to increase pride.	Dennis Deneron's grandmother's house needs repairs and the materials did not get delivered on the winter road.		Regular inspections should be carried out by qualified tradespeople.
Contractors should leave surplus materials left over from homeownership programs for use by clients or the LHO.	Some unfinished HAP units in Fort Liard do not have furnaces and plumbing because homeowners did not contribute their sweat equity and money set aside for the heating and plumbing systems was used to complete house construction. These houses should be finished as quickly as possible. The Corporation said this work will be done this summer or fall.		**Standards and qualifications for tradespeople working on homeownership units should be reviewed to ensure good workmanship.**
			The Corporation should ensure that inspections are done properly and National Building Code requirements are met.

HOMEOWNERSHIP

Issue: **Repayment**

BAFFIN

A portion of rent should be going towards equity.

Where will homeownership financing come from? People have problems now making payments on cars, skidoos, phone bills, etc.

On lists of priorities, rent is a low priority.

KEEWATIN

People need more information about how homeownership repayments are determined.

The Corporation should go back to allowing clients to choose their designs and full forgiveness after five years. Now clients have no choice in design and have full ownership only after 15 years of repayment.

Homeownership clients should be able to rent rooms without having to pay more for their unit each month.

The cost of repayment should be geared to the cost of living.

KITIKMEOT

BEAUFORT/DELTA

A formal collection policy should be developed for Access and the Corporation should make every effort to collect.

HOMEOWNERSHIP

Issue: Repayment

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
The payback period for the Access program should be reduced to 10 years from 15.		People want to know the value of the house. People do not want to pay back more than the house is worth. It is important to explain to prospective clients that repayment is based on income. You repay 30% no matter how much you make over 15 years; the rest of the cost of the house is forgiven. Some people think they have to pay back the full cost and that the house will be taken away at the end of 15 years if they do not pay it. People should know the 30% includes housing expenses (electric, water and sewer, mortgage insurance, some maintenance.) This makes the 30% more acceptable. Applicants should be informed that if you lose your job or your household income drops, your mortgage payment goes down to $32/month if you have no household income. The NWTHC should delay increases in mortgage payments for a certain period after household income increases to allow people to get ahead and give them an incentive to work. 30% of income is high. Other costs of living in small communities are high.	People should be able to repay costs of homeownership units in instalments depending on circumstances. The Corporation should be flexible when collecting repayments for homeownership units. If someone loses their unit through a foreclosure, it should become a public housing unit.

HOMEOWNERSHIP

Issue: **Other Homeownership Issues**

BAFFIN

NWTHC should re-introduce forgivable loans. But there are not enough homeownership units or land in Iqaluit.

There is not enough infrastructure to support home owners - no banks, hardware stores, or building supply stores.

Homeownership is not as easy as it looks.

Will there be an increase in homeownership allocations in each community with land to build on?

KEEWATIN

Homeownership clients want to have more input into their house size requirement.

There are concerns related to homeownership clients doing home renovations before the 5-year lease period is expired.

The Corporation should review accommodation allowances, householders allowances and the cost of homeownership in the North.

Clients should not have to pay for hydro connections on unsurveyed lots.

Homeownership programs need to look at communities individually.

Under the Northern Territorial Rentals Purchase Program, if someone wants to buy a unit, and other units are available, the current tenants should be asked to move.

The Corporation should assist in buying back units.

The Corporation's buy back policy should be clarified.

The Home Improvement Program should allow for expanding the house as the client's family probably will grow during the 15-year repayment period.

KITIKMEOT

BEAUFORT/DELTA

NWTHC should buy out old Rural and Remote mortgages from CMHC and write them off (not fair that rural and remote is repayable in total Home Assistance Program was not.)

Rural and Remote should be dealt with immediately. Consult community on the proposed changes to the Rural and Remote Program. Once a person reaches 65 years old, the balance of their Rural and Remote loan should be forgiven.

Rural and Remote mortgage balances should be written off. They were poorer quality houses and were replaced by non-repayable HAP.

HOMEOWNERSHIP

Issue: **Other Homeownership Issues**

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
	Some communities may not benefit from homeownership programs.		
	If someone tries to resell a house on the private housing market if/when they move, will they get back what they have put into it?		
	Fluctuations in the number of units built in a community each year has an impact on community economic development.		
	The Corporation should ensure that a wide range of programs and choices are available and that all the funding doesn't go to just one or two specific programs.		

HOMEOWNERSHIP

Issue: Other Homeownership Issues

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
The new downpayment program will work only in larger communities, not in smaller ones. Under the Access programs, children 12 years and older should have a room instead of 18. Another suggested the age of 13.	Four elders in the Fort Simpson area are having problems with a very cold floor and moisture in houses built a few years ago with help from Operation Beaver. The Band has people who could do this work, and the elders would like something done before the fall.	Suggest putting the cost of destroying the old unit in the contract to build the Access unit. In some communities, old buildings that are historical sites and traditional could be improved and kept in use. The people in the community must decide these things themselves. **It should be clear who has the authority to remove old units and a process or policy to make it clear how this happens.** **NWTHC should look at the agreements they have with Access clients to remove their old units and ways to enforce those agreements.** The viability of the Access program in Yellowknife is debatable. The Band and hamlet should write to the people who do not tear down their old units or clean up their construction mess. We do not have a garbage bylaw. We need to work together on this.	**Tax-based communities shouldn't charge homeowners who upgrade their home and property.** **The Corporation should ensure homeowners have adequate insurance so they are not left homeless in case of a fire.** **All homeowners' insurance should be pooled to get a better deal.** **If someone loses their unit through a foreclosure, it should become a public housing unit.** **Homeownership programs should be reviewed but the Corporation should not spend a lot of money reviewing. Funds should be directed to the programs.**

DESIGN

Issue: Ventilation

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
	Units need better ventilation and more air vents. People use windows and doors for ventilation, even in winter. Ventilation is also a problem in public housing. There are units without intakes or outtakes. People open windows for ventilation and ice forms. In two-storey units, windows freeze because of the heat upstairs. There are sewage vent problems in some units.	**The Corporation should look for an air ventilation system that suits the lifestyles of Public Housing tenants. The system should be developed so limited monetary burden is placed on the Corporation, and should be implemented immediately.** Install venting system first in units with worst problem, as decided locally. Try the new vent in all communities so LHO's can monitor vents. Try the system on some GNWT houses also. Install the venting system at the ceiling's highest point with the vent flush with the ceiling. Ceiling units provide most effective control. Use a passive, non-mechanical vent system. Mechanical systems are more costly and often need more maintenance. Consider an automated system for seniors and those with health problems. Humidity problems may be due to lack of tenant knowledge or to overcrowding. Multiplex and two-storey units seem to have humidity problems.	**All designs should include good ventilation systems to the outside (vents and fans).** Use air-to-air exchangers. Put porches and adequate ventilation in the design. Houses require hole in the wall for ventilation. Cheap method that works (4" in diameter). Revisit older construction method that reduces air-tightness of existing designs and allows house to breathe. Provide information to tenants on how they can reduce the effects of poor ventilation (newsletters, brochures, tenant awareness.) Duplexes and all new units are hot in summer with no air movement. Zone valves get stuck open. LHO's should educate tenants on ventilation and how the unit temperature controls work. Insulate porches, fix the house to avoid condensation and avoid freezing doors. Kitchen range hoods that vent outside, also bathroom vents.

DESIGN

Issue: Ventilation

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE

DESIGN

Issue: **Porches**

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
	Cold porches should not be within heated walls. **Public housing units should have two big storage porches - one heated and one not heated.**	**Cold porches should be installed on all existing and future Social Housing units to make houses more energy efficient and eliminate draft problems.** The cold porch should not face the prevailing wind. Porches are needed on doors that face prevailing winds. Cold porches should have doors and should be constructed so doors do not face each other. Suggestions include using leftover materials and crate material for porches, or using materials available locally such as used doors from retrofit projects or written-off units. If Corporation specified a crate of a certain size and shape for shipping materials, the crate could be used to construct the cold porch? In Holman the LHO provided labour through a training program funded by the NWT Training Fund, and used materials available locally to build cold porches. Cold porches for the Access units are not big enough and are not insulated. A metal storm door should be installed to improve porches.	**Large porches should be included in all Rental and Homeownership designs.** Porches reduce heating cost. Modest porches should be used in all designs. People should be able to choose whether they want their porch insulated or not. Porches are needed for storage and should be a good size. Porches reduce O & M costs and beautify communities. Porches on new units lack storage. They should be installed on the wind side. The crate and extra material should be used to build them. One person wants an insulated, unheated porch on one door of house. Insulate porches, fix the house to avoid condensation and avoid freezing doors.

DESIGN

Issue: **Porches**

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
It is not necessary to provide fridges and stoves, etc., but units should be designed to allow addition of wood stoves and porches for the clients.		**There are many good reasons to have porches.** Porches keep cold air from coming into the house and protect people from rain and snow when they go in and out of the entrance, and also protect from prevailing winds. Porches should depend on the size of the family. Maybe 10 by 8 or 10 by 10 would be good enough.	

DESIGN

Issue: **Energy Conservation**

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
	The heating/boiler system for two storey units should be reviewed.	Low volume taps and aeration systems are good.	Triple glazed windows should be used in rentals and homeownership houses.
	Doorways on rent supplement units should not face the prevailing wind.	A heated crawlspace removes the need to heat trace sewer tanks.	Strapping, fluorescent lighting, low flow fixtures, energy education, would increase energy conservation.
		Build units so doors face out of the prevailing winds.	Look at alternate fuel services such as propane. Approach industry to show us how their products would work and be more efficient.
		Insulate the false floor in existing and new units. Use plywood skirting. Insulate underneath if possible.	Provide wood stoves in home ownership units in addition to furnaces.
		Move warm air from furnace rooms around the house.	People should have a say in lot lay-out. There should be efficiency in how you situate your house, for energy conservation.
		Multiplexes are more cost-effective and energy efficient and provide more units with the money available than building detached units.	Look at utilizing a sandwich panel system for insulation (energy).
		The Corporation should continue to explore different construction methods that will maximize the energy efficiencies of our units.	
		Use energy-saving light bulbs and encourage local businesses to stock a greater choice of lighting fixtures and bulbs.	

NWT HOUSING CORPORATION DISTRICT CONSULTATION MEETINGS

DESIGN

Issue: **Energy Conservation**

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE

DESIGN

Issue: Design Options/Choices

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
Homeownership clients should have a say in unit design. The lack of homeownership design choices needs to be addressed.	Perhaps there is no need for the Corporation to redesign the units.		
The Corporation should go back to allowing clients to choose their designs and full forgiveness after five years. Now clients have no choice in design and have full ownership only after 15 years of repayment.			
There should be two exits in apartments.			

DESIGN

Issue: **Design Options/Choice**

SAHTU

The Corporation should let the clients bring in their own design.

Suggestions include more open areas; larger bedrooms; more colour choices; choice of paint and colour of walls; more designs to choose from.

Designs should be sent to the community so they can see them before the program is delivered.

Liked the idea of a design questionnaire to be filled out when applying for a homeownership program.

The Corporation should ensure that clients know that they can make non-structural changes to their units.

The Corporation designs and colours of homes are all uniform. Copies of designs and colours should be part of the program delivery process and clients should have choices.

Vary the design so communities do not look all the same.

Units should be designed to allow addition of wood stoves and porches for the clients.

Clients should have a variety of designs to choose from.

NAHENDEH

The Corporation should allow people the right to choose the types of heating systems they want in their home.

Peoples' lifestyles should be considered when homes are designed. The Dene and Inuit have different lifestyles. Running water is needed in AHP units. Such units also need to take into account potential increases in family size.

NORTH SLAVE

The Corporation wants feedback on designs and will keep trying to find the best way to get this feedback. Areas of concern - house height, foundation type, drainage, width of service roads, fill overflow outlets, features for elderly and handicapped.

SOUTH SLAVE

More communication and consultation is needed with communities on the type of public housing needed (i.e. number of bedrooms, number of floors).

More design selections should be available so homeownership units don't all look the same, although it is noted that choices cost money.

When homeownership units are allocated, family growth should be considered. Units should be designed to add bedrooms as required.

DESIGN

Issue: **Design Options/Choice**

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
Homeownership program should allow clients to have input into design (i.e. large kitchen at client's option or moving a non load bearing wall.)			
More selection of colours and material.			
More choices of floor plan lay-out.			
If NWTHC provides you with a way to finance a house they should have no input in design.			
People should be able to make design changes inside because they are repaying.			
There should be flexibility, options for Home Ownership Program designs (i.e. interior lay-out, exterior features, log vs. stick built, etc.)			
Look into better designed log houses. Make design packages available for Homeownership and Public Housing (i.e. investigate economic spin-offs and where economical packages can be purchased).			
The Corporation should have more and better designs to choose from.			
Develop an alternative design catalogue.			
Housing needs to focus on quality and efficiency i.e. two good homes are better than three inadequate ones.			

DESIGN

Issue: Design Options/Choice

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
In two storey units, ceiling should have fire guard gyprock and fire stops. Clients should be given the option and pay for it themselves.			

DESIGN

Issue: **Doors**

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
	Entrances should not face north. **Doors that are frozen shut are a fire hazard. Doors should open inwards to help address this.** **The location of exit door should be planned to avoid snow build up, prevailing winds, etc.**	The concern about metal doors freezing was raised by people with condensation problems. If proper ventilation was installed in these units, the door problems might be resolved. **The Corporation should install two exit doors on all new multiplex social housing units.** **The Corporation should stop using metal doors in the units.** Door problems are sometimes solved by installing adequate cold porches.	Door design is very important in the north. They should not have the exit door in the same area as the mechanical room. Put in two doors for safety and ventilation. People are concerned about fire escapes when only one door and design of windows doesn't allow for means of escape (two-storey). Snow drifting is not a problem so doors that swing out might help with freezing doors. **All Rental and Homeownership designs should have two doors.** **Duplex two storey units must have fire escapes from the second floor.** **Insulate porches, fix the house to avoid condensation and avoid freezing doors.**

DESIGN

Issue: **Doors**

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
There should be two doors for fire escapes. If having two doors in public housing is too expensive, then a window should be provided on the opposite side of the building that is large enough to act as a fire exit and that a child can climb out.		There should be a way to escape from top floor of two-storey houses. Alternative Housing Program units should have two doors. All units, including public housing, should have two doors. The community is concerned about fire safety.	People worry about units with a single door and high windows being a safety hazard in case of fire. **A second door should be installed in all housing units wherever possible.** **A second door is especially necessary in units housing elderly or disabled tenants.**

DESIGN

Issue: Quality of Material

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
	Better quality wood should be used so homes last longer. The Corporation is not using good quality materials. Wood used for studs was within the standard acceptable for wall studs, but was of the minimum quality allowable. People would like to see a comparison of the different grades of wood available and the price range. Is the Corporation using the same wood for public housing as for homeownership units? **Poor quality wood is used in construction. This should be addressed.** **Windows should be good quality.** Inspections are needed to enforce quality standards. One reason for the problem with the deteriorating wood is that moisture gets into the wood during transport. The Corporation should review the way materials are transported to find solutions to this problem.	Occasionally there are problems with sewer tanks in two-storey units.	**Quality of materials used in Homeownership and rental units should be improved (construction lumber, cupboards, etc.)**

DESIGN

Issue: **Quality of Material**

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
The Corporation should improve the quality of materials for homeownership programs so homes will last for 15 years and more.			

DESIGN

Issue: Other design issues

BAFFIN

In Grise Fiord, houses should be tied to the ground due to the high winds.

KEEWATIN

There is a concern that insulated chimneys melt and can cause a safety hazard.

Some communities have a concern about the heating, plumbing and design of row housing units.

Homeowners should have access to the Corporation's blueprints.

The effect of blown snow on porches, water and sewage infill pipes should be investigated.

More insulation is needed in duplexes or nineplexes to reduce or eliminate noise problems. Existing units should get additional insulation. Shared yards also are a problem in multiple units. People complain about where neighbours put snowmobiles and four-wheelers.

The Corporation should focus on the design issues which are causing the maintenance costs.

In regard to toilet problems, in emergency situations, portable toilets should be provided.

There are plumbing problems with the homeownership units. The new units have poorly designed holding tanks (fill and overflow). The sewage and water tanks are on the same levels, and water pumps are under the master bedroom.

There is not enough access room for service trucks on some gravel pads.

KITIKMEOT

The Corporation should look at different methods to light housing units. The Corporation should review lighting in the kitchen and increase lighting in the living room.

All units need better lighting throughout the house. The Weber units which have dark panelling should be dealt with first.

Use fluorescent lights in areas where they work well such as the kitchen.

Use paint colours that reflect light better.

Install motion detector lighting where possible.

The Corporation should look at strengthening the lower part of the drywall on the walls of Public Housing units.

Putting fire-retardant panelling, metal-backed gyproc or crating material behind the back of the drywall on the lower half of the wall would strengthen it. This could be done at renovation time. Do this in the bedrooms and living rooms as a priority. If there isn't enough money to do the complete interior, high traffic areas should be done. (Check with the fire marshal before making any changes.)

The LHO Board should talk to the Health Board and then the tenant regarding concerns about health hazards related to use of drywall.

BEAUFORT/DELTA

Cost saving ideas include having a second door but only one porch. Remove windows near the front door to offset cost. Also look at size of storage space in triplex. Some of this space could be used to make some other parts of the house bigger.

Continue using HAP designs.

Designs are needed that accommodate for moving furniture in and out and throughout the house (two storey houses are a problem).

Bedrooms and living area is too small and people would like to change the inside design.

In Access units most people store stuff outside. Reduce the storage and make inside bigger.

There should be no two storey houses.

Recommend one floor design for units up to 3 bedroom for safety reasons, ventilation, versatility (can accommodate elders and disabled).

All unit designs should have lots of storage geared to family size and space should be larger than minimum standard.

Make the unit exteriors more varied, durable and easy to maintain, such as siding. Use material that can stand up to climate conditions over time. Use designs that are more attractive.

DESIGN

Issue: **Other design issues**

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
	The Corporation should hire contractors or other professionals to get rid of bugs.	Educate tenants about the damages caused to the drywall.	
	The Corporation should ensure new water and sewage tanks work properly.	Single-storey units without stairs to the washrooms would be better for elders.	
	Units in four-plexes should have separate sewage and water tanks and their own pump.		
	The plumbing design should be rectified. The mechanical room should be away from the crawl space.		
	The designers should see the houses for themselves.		
	The living room/kitchen area is too small in larger homeownership units.		
	Public housing kitchens are too small.		
	Kitchen counters in the units are too high.		
	The units need outdoor storage space.		
	The laundry/furnace rooms in new homeownership houses are not suitable.		
	Two storey units should have two bathrooms.		
	Window placements need to be reviewed.		

DESIGN

Issue: **Other design issues**

SAHTU

The Corporation will continue investigating log housing. Log housing will bring down the cost of the house as clients will get their own logs.

Log homes should be the same value of a constructed material house.

If the mechanical room was made smaller, bedrooms and living space could be made bigger. This could allow the age limit for children to get their own bedroom to be decreased.

There were contradictory comments on fridges and stoves. One said fridges and stoves should be up to the client; another said a fridge and stove should be provided with Access houses.

Inspections should be done by people in the communities.

Clients want to know how much all the material cost.

1982 rehabs should be renovated into a one- or two-bedroom unit to create more space for living areas. There is no space for laundry or storage.

Make design so woodstoves can be optional.

Furnace should not be located by the door.

NAHENDEH

Plastic pipe vs. copper pipe - there is nothing wrong with using Poly B pipe but there are some differences and this should be kept in mind. Prices of the two are comparable. The Corporation will review the data on this point.

One way to cut costs for homeownership is to replace insulated sewage tanks with a culvert. In communities with a low water line, a culvert is buried vertically to be used as a sewage holding tank.

Some designs are too high off the ground for elders. Ramps should be put on existing units; future units should be built closer to the ground.

The Corporation should use combination wood/oil furnaces. The West has lots of wood and people should be able to take advantage of it. People don't understand why the Corporation installed newer, more complicated furnaces.

Homeownership clients in Nahendeh should be given the option to have their units built on concrete foundations or full basements wherever this is possible, and that "sleepers" or wooden foundations not be used.

All homes in the West should have the same type of furnace to make servicing and repairs much simpler.

NORTH SLAVE

People would like a cement foundation; gravel pads shift.

It is possible to build basements where the location is suitable.

Driveways for services are too narrow. Also, there is a problem with the water tank overflow. There have been problems with houses being flooded because the water truck driver did not know the tank was full.

Some units are too high for elders and handicapped people. Is there no way to lower the units?

Water collecting around sewage tank and sewage pump-out pipe is a problem.

New designs seem to be like boxes. We do not want these in Rae.

Suggested putting a cap on the overflow pipe to prevent it from filling with water or snow and freezing. Put a back flow valve on the inside. But this may create other problems; need more study. Cover the pipe with an insulated box with a trap-door underneath to let the water flow out; he experimented with this last year. Service roads are not only too narrow but erode which makes them more narrow still.

SOUTH SLAVE

The Corporation should try to lower its costs and find alternative building methods in order to get best value for the dollar.

Development standards for quality and appearance of homeownership units and how they compare to other private homes in communities should be reviewed.

People would like sprinkler systems in public housing as a potential safety measure.

The Corporation should build more "bachelor" units for single people.

Four people wanted to see the Corporation include some site work on homeownership projects, such as levelling gravel and including dirt so people will plant their own grass and trees. Ten were opposed, saying the Corporation should build as many units as possible.

Outside appearances should be part of the Corporation's responsibility to ensure "neighbourhood standards" are met.

No more than four bachelor units should be built together (i.e. no nineplexes).

If elders will be living in a home, units should be built at a ground level or a ramp should be installed as stairs can be a problem.

DESIGN

Issue: Other design issues

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
	If a woodstove was installed in all homes, this would become the primary means of heating the home. Most "sophisticated" homeownership clients have already been served under the HAP program. New clients cannot deal with sophisticated heating systems, and have problems getting someone to service their furnaces.	Two-storey buildings are difficult for elders to live in. There have been tragic deaths due to fire. It is also difficult to move heavy furniture around in a two-storey house. **People want NWTHC to look at having wood heat as well as oil heat for some clients such as elders.**	**The Corporation should not build one-bedroom homeownership units.**

CONTRACTING

Issue: **Negotiated Contracts versus the Public Tendering Process**

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
	Longer construction time means negotiated contracts can cost about 15-30 per cent more than tendered contracts. This is poor budget management. Negotiated local contracts benefit the community through on-the-job training and employment for local people.		Opinions varied on the benefits of negotiated contracts. Some felt it prevented formation of private businesses. Others felt it encouraged use of local labour and helped local business get started. There was no consensus.

CONTRACTING

Issue: **Negotiated Contracts versus the Public Tendering Process**

SAHTU

The Corporation should follow the policy that outlines rules to follow when contracts can be negotiated. All community groups and contractors in a community should be advised about projects coming up in a community that will be directly negotiated and/or sole-sourced.

NAHENDEH

Smaller construction companies should be listened to.

NORTH SLAVE

Negotiated contracts are a good way for communities to get experience in tenders and get the most benefit from construction in the community. NWTHC and the community benefit when houses are built as economically as possible.

In negotiated contracts, communities should be able to maximize their profits without exceeding the lowest competitive price. This is what would happen in a competitive tender process. This provides extra money to the community to subsidize programs for which they are not funded such as training and repair of elders homes.

SOUTH SLAVE

People want to discuss contract methods such as public tendering and negotiated contracts.

All contracts should go to a public tender process in level one communities which have a fairly well-trained workforce and strong economy.

Some groups disagreed that there would be no negotiated contracts in level one communities, since some aboriginal groups may need financial assistance to get started.

The Reserve will not accept the tender process and outsiders will not be allowed on the reserve to take jobs from residents.

CONTRACTING

Issue: **Business Incentive Policy (BIP)**

BAFFIN

The NWTHC should agree to use northern businesses before using southern businesses.

Local contractors and local people should be hired. Local contractors are cheaper than southern contractors.

KEEWATIN

When money stays in the community, it creates local employment and investment.

KITIKMEOT

BEAUFORT/DELTA

Opinions varied on Business Incentive Policy. Some felt it added too much to cost of construction and repairs and this could be better spent directly on housing. Others felt it benefitted community by encouraging hiring of local labour and businesses.

The NWT Cabinet should note that BIP means increased costs for housing materials and supplies.

Get rid of the Business Incentive Policy (not getting enough value for the amount of money spent).

The new BIP, while still in draft, should be explained to communities before it is adopted.

CONTRACTING

Issue: **Business Incentive Policy (BIP)**

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
If contractors bring in their own trailers, they should use the hotel for meals. **Due to the downturn in the economy, the Housing Corporation should follow and enforce its policy on accommodation for contractors.**		A contract seminar on the Business Incentive Policy would be helpful.	Given the loss of federal funding, costs should be cut where possible. Some delegates felt the Corporation and LHO's should be exempted from the Business Incentive Policy when buying materials for public housing. Others felt the policy kept money in the North and created jobs. Delegates did agree that the Business Incentive Policy should be reviewed to see how much it was costing GNWT and if this was good value.

CONTRACTING

Issue: **Training in Construction Trades**

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
	Regional Committees should be developed to oversee the training of local people.		
	Contractors should be required to hire local people who are working towards certification.		
	Contractors should do their utmost to train local manpower. There should be continuity from one year to the next.		
	Negotiated local contracts benefit the community through on the job training and employment for local people.		

CONTRACTING

Issue: Training in Construction Trades

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
			The Corporation should provide opportunities for training of local people on its projects. Longer term, more formal training is required. Perhaps the construction period can be extended so more people can get training.
			Negotiated contracts, the affirmative action program, and the building and learning strategy have meant progress in training and employing local people. However, after the projects end, the contractor leaves and people are unemployed again. Something more needs to be done in the long term.
			Training should be funded through Economic Development and Tourism and Education, Culture and Employment so as many houses as possible can be delivered with limited funding.
			The Corporation should work with the Department of Municipal and Community Affairs and the Canada Mortgage and Housing Corporation to develop a building inspector training program. The program should include the training of local people.
			The Corporation, in co-operation with the Departments of Education, Culture and Employment and of Economic Development and Tourism should provide assistance or training for people who wish to become tradespeople.

CONTRACTING

Issue: Other Contracting Issues

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
	Due to safety concerns and shortage of staff, fumigation and insect control work should be contracted out.		**LHO's should be allowed to act as contract managers.**
	More time should be given to contractors between tender announcement and deadline for submitting proposals so they can prepare bids and proposals.		
	The Corporation should help local contractors with paper work and loans.		
	The Corporation should try using uncertified workers whenever possible. They can do a good job.		
	Contractors should be required to hire local people who are working towards certification. Employers always demand workers with certifications.		
	When evaluating bids, consider the quality of materials the contractor proposes to use.		
	Work done by contractors should be guaranteed or covered by warranties.		
	Avoid contractors from outside community who are not around to fix problems with their work.		
	Getting contractors to fix warranty items is important.		
	The Corporation should use community-based contractors before outsiders.		

CONTRACTING

Issue: Other Contracting Issues

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
	The Corporation should continue with community consultations, and keep working with hamlet senior administrative officers.		
	The Corporation must enforce contract requirements.		
	The Corporation should invite LHO's to participate in all inspections.		
	The Corporation and LHO's should include a local labour clause in all contracts.		
	The Corporation should commission a discussion paper to protect local labour in each region.		
	Local labour should be used to haul gravel.		
	When staff are needed, more advertisement of positions is needed.		
	Clients should be involved in preconstruction meetings so they know who will build their house.		
	Currently the Housing Corporation looks only at the contractor and the bid price. The benefit to the community should also be considered.		
	Tenders should be open only to the region they are in.		
	Local people should be encouraged to become contractors.		

CONTRACTING

Issue: Other Contracting Issues

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
	Sub-contracting to local firms should be promoted.		
	Contractors keep trying to borrow tools and materials from local Housing Associations.		
	Work quality on both public housing and homeownership units needs improvement.		
	There is currently not enough consultation with local housing associations.		

CONTRACTING

Issue: Other Contracting Issues

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
	In the public tendering process, people may make low bids which results in a loss on the projects to ensure they get the work. If they cannot afford to complete the work, the Corporation must hire a second contractor to finish the job. The contract should be awarded to the company that bids closest to the budget price. There should be more ongoing monitoring of projects to avoid bad workmanship and money leaving the community. A temporary power source should be made available to contractors on work sites. In many cases, an extension cord must be run to the site. This can cause harm to power tools.	When houses are to be built, people come in from outside even though people in the community have experience in building houses. Jobs and contracts should go to our people. The District Office should approach the band council and we will help the government find skilled people who can take the contracts and jobs. Community people need information and development to prepare for the tendering of contracts. They want to be able to do these contracts. NWTHC should talk to other government agencies about tendering of contracts. We had training this winter and used the same team of workers to help upgrade themselves. Can the contract be tendered earlier and construction begin sooner? **Contracts should be awarded in May.**	Proper inspections should take place on Corporation projects (i.e. plumbing and electricity) to ensure required quality of workmanship. If changes occur in a design, designers and sub-trades should meet before construction begins. The Corporation should be held accountable for extra costs resulting from delays in awarding contracts. **All contracts for construction projects should be awarded by May 1 of the project year in order to avoid higher costs for contractors that result from late awarding of contracts.**

COMMUNICATION AND CONSULTATION

Issue: Consultation Framework

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
Would like answers to take home from this meeting (plenary session - housing association managers).	**This is a good form of consultation. It is important to have some form of follow-up. Recommendations should be implemented as soon as possible. Delegates should be reported to as soon as possible about what was done, what was not done, and why.** **Concerns and recommendations from this meeting should be addressed and reported back to the communities. Without this step, the consultation will have been a waste of time.** **Consultations like this should be done every year.** **There is a need for more publicity of these meetings.** **Publicity should be planned to avoid conflict with community events.** Why are the District meetings held in June? **Concerns and recommendations from this meeting should be addressed and reported back to the communities. Without this step, the consultation will have been a waste of time.**	**The Minister responsible for the NWT Housing Corporation should attend the regional housing meeting so he can hear the community's concerns first-hand.** **Could the Advisory Committee meet at the community level to get input and information? The group would like to see the GNWT staff housing included in the Advisory Committee's role.** Look for solid recommendations to present to the Advisory Committee to ensure that action may follow.	Community consultation is a good process and should be ongoing annually.

COMMUNICATION AND CONSULTATION

Issue: Consultation Framework

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
The NWT Housing Corporation does not have regional housing conferences annually. The NWT Housing Corporation should have annual housing conferences, to review and help each other with homeownership and public housing units an any other housing concerns, so community concerns are taken seriously.	Some issues raised at the community meetings are important and should be dealt with right away. Concerns are not followed up quickly enough when raised with Program or Project staff. Is follow-up part of the consultation process?		Proceedings of meetings should be taped.
Community meetings should be held with community groups, ie. Metis, Hamlet, etc.	Delegates to the meeting should receive a status report so everyone is aware what progress is being made in implementing resolutions resulting from the meeting.		The District Manager should attend more of the meeting.
Recommendations to the community should be accepted by the NWTHC and explained better to the communities.	People would like to see these meetings take place every year. An important task at the next meeting will be to review the minutes and resolutions from the meeting and see how effective the Corporation has been at implementing these changes.		This is a good way for the Corporation to hear peoples' concerns and should happen regularly. Delegates would like some idea of implementation time frame for their recommendations.
	The Housing Corporation should take whatever actions are needed to address all housing concerns as soon as possible after they have been identified, and that a community plan be developed for each community as soon as possible.		**The Corporation and the Advisory Committee on Social Housing should provide feedback to communities about which recommendations will be implemented and which will not. Communities should receive an explanation as to why a recommendation will not be implemented.**

COMMUNICATION AND CONSULTATION

Issue: **Communication of NWTHC Program Information**

BAFFIN

Need more information on the homeownership programs to get into the communities to keep the public informed. (plenary session - housing association managers)

KEEWATIN

More public information regarding homeownership programs is needed. This should include information about how lots are obtained and how homeownership repayments are determined.

Local Housing Organizations could be more involved in passing on information about homeownership options.

More advertising is needed to explain different programs to the general public. One way of doing this would be through community workshops.

The Corperation should have a central 1-800 number to refer people to the appropriate office for information regarding housing problems.

There is a need for pamphlets to give to people about Housing Corperation programs.

The roles and responsibilities regarding the Rent Supplement program are not clear.

People want a better understanding of the homeownership programs and suggest ways to make them more effective.

KITIKMEOT

The NWT Housing Corperation should continue to develop community awareness of programs and initiatives being delivered in the Kitikmeot region, such as "Access Fair".

BEAUFORT/DELTA

Communications about housing issues in communities need to be improved - ie newsletters, letters, and public meetings re important dates, jobs and training opportunities. etc.

Provide condensed version of all programs offered.

Ways of improving communication of corporation and LHO programs and policies: TRO's, workshops, local input into policy development, board members, updated and current policies from housing corporation, newsletter and calendar, personal contact, LHO's should be the receiver, be top priority for information from Housing Corporation - should not have second hand, interpreters should be used (board members, communities and bilingual staff).

COMMUNICATION AND CONSULTATION

Issue: Communication of NWTHC Program Information

SAHTU

The delivery of programs and services by the Housing Corporation needs to be improved and the Sahtu residents have to be better informed of what programs and services are available to them. Throughout the year, housing programs should be explained through home visits and client workshops. An NWT Housing Corporation representative should visit applicants' homes to provide a written explanation of why the person was accepted or rejected for any Corporation, and allow the applicant to discuss the reasons for his/her disqualification.

At least once each year, Housing Corporation staff and Housing Associations/Authorities staff should go door to door and explain Housing Corporation programs. Homeownership programs should be discussed with community groups.

Managers should make home visits and explain what is happening and workshops should be held for the clients.

NAHENDEH

The Corporation should make videos available to provide information about programs that are offered and about the requirements of homeownership. Information that should be made available in video includes information about how people can do day-to-day maintenance on their homes, such as furnace and plumbing systems, and information about the Corporation's homeownership programs. This would help people who have never been homeowners and are not familiar with the systems in their home, as well as people who are not aware of all options available under Corporation programs.

More education of people moving from Public Housing units into homeownership is needed. These people often are accustomed to having maintenance work done for them and do not realize that as homeowners, they are responsible for doing it themselves. This information could be included in the videotape. A snowmobile might be a good parallel to a house, as people know that when their snowmobile breaks down they have to fix it.

Elders need information about things like sinks, tubs, furnaces and water tanks because if they have been living a traditional lifestyle, they are not familiar with what they are for and how they operate. This information could be communicated well in a video.

NORTH SLAVE

Homeownership programs have been explained, but the new Access programs are more complicated and there is a need for more discussion and consultation with communities to find out where more information and explanation is needed. Look at different ways of getting information out to people so they can understand it.

People should get information on how to repair or, in the case of fire, replace their home.

People need to know they can get help from NWTHC to make their house larger as their family grows. People can get HIP if they already have HAP or Access. People should be told this when they apply for Access.

In Rae Edzo some people are afraid to apply for Access because people do not understand the repayment arrangements.

There is some confusion between the rental and homeownership programs.

SOUTH SLAVE

Families whose household income is over the CNIT and who are being encouraged to vacate public housing must be made aware of alternatives to public housing and educated on how to access these alternatives. They should be made aware of all programs offered by the Corporation and all their other options.

Individuals above the CNIT should be educated so they are fully aware of all programs offered through the Corporation and all their other options.

The client counselling process should be reviewed. People need more education about the operation and maintenance of their homes. Ideas should be discussed about better ways to communicate with people (i.e. videos).

The Corporation should develop an educational program that would include videos on building a home, NWTHC programs, and basic maintenance, and should be made widely available (i.e. television, library, LHO office, etc.) Videos should be developed in all the official languages.

COMMUNICATION AND CONSULTATION

Issue: Communication of NWTHC Program Information

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
	The Housing Corporation should produce a video about the different units and programs available to people. This would show people what the different units look like and what their choices are. Someone should be hired to take a videocassette player around Nahendeh and show people how their home works and how to do repairs. This should be done, in the Slavey language, by a regional person who would spend a week or so in each community. Some furnaces installed by the Corporation in the past are complex and difficult to service. Some people do not understand the need for regular preventive maintenance.		The maintenance education program should inform people about the operation and maintenance of their homes, showing them how to do the work that needs to be done. Communication methods that will reach the largest possible audience, such as videotapes produced in the NWT's official languages, should be used.

COMMUNICATION AND CONSULTATION

Issue: Other Communication, Education and Consultation Issues

BAFFIN

Lack of communication between housing associations and NWTHC.

If we are serious about homeownership, much work must be done. Significant education and support is needed at the local level with the dollars to do it.

KEEWATIN

The Corporation should have live phone-in radio shows. There is a need for more ways to get participation at community meetings.

Suggest that the NWTHC hold an annual Keewatin Housing meeting, perhaps by teleconference.

Would like to hear from each community on their housing priorities.

We would like to discuss what is working as well as what is not working.

The Corporation should educate tenants about routine maintenance work.

If winter roads are built, would the Housing Corporation use them to transport building materials to the communities earlier in the construction season?

Would like to discuss the status of the staff housing transfer.

KITIKMEOT

Enhance tenants' awareness that the policies and procedures followed by the local Housing Association are approved by the Minister of Housing and the Legislative Assembly.

-- Local Association need continuity of support from NWTHC headquarters to properly do their jobs.

-- Some people in communities go over the heads of local housing associations and the NWT district office to bypass the policies and procedures.

Delays in getting headquarters decisions hurt the Association's ability to function as credible and independent organizations. A more consistent approach is needed to Association enquiries. Would like to see a quicker response and accountability to Housing Association on sensitive local issues.

Headquarters divisions need to work more closely together so districts get consistent information. A series of thorough, consistent policies and procedures that are communicated consistently and clearly to the housing associations is needed.

Housing boards in the district need to "network" with each other.

The knowledge and experience of community residents should be used in developing policies and procedures.

BEAUFORT/DELTA

A strategy should be developed to improve the image of Housing Associations and the NWTHC across the NWT.

Establish a regional board to meet with the Housing Corporation on a quarterly basis.

The perception of housing in communities is poor. Housing Corporation should look at ways and means of improving this.

The Corporation should deliver maintenance-related training to new homeowners on an individual basis.

NWTHC should provide training for customers in home construction, maintenance and energy conservation.

All policy changes should be made at public meetings and or through written letters to the community. Housing Associations can have space in local newsletters (now being done in Fort McPherson).

COMMUNICATION AND CONSULTATION

Issue: Other Communication, Education and Consultation Issues

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
		Tenant education is needed. Consultation and communication should continue between tenants and the LHO. NWTHC Program staff should spend more time at the community level to explain the Access program. Community meetings and workshops could be used to explain NWTHC programs in formats that suit and are understood by the community. Other ideas include holding community feasts along with information workshops, and holding an open house before a completed Access unit is turned over to a client so the public can see the house and ask questions. Look at what other Districts are doing as compared to the Kitikmeot in relation to their housing needs. Community publicity is needed so that communities can give input.	

COMMUNICATION AND CONSULTATION

Issue: Other Communication, Education and Consultation Issues

SAHTU

Local people in the community should have access to training, in programs and projects, so it will be easier to deal with the people in the community.

NAHENDEH

The previous District Manager made a commitment during the community meeting to install a small hot water heater and pump in a unit in Nahanni Butte but this has not been done yet.

New homeowners are not provided with enough information. People do not understand their responsibilities and are not doing proper maintenance work.

The Housing Corporation should provide communities with support and assistance to make training in repairing and servicing home systems such as furnaces available to people in communities. These people would then be qualified to do the repair and service work necessary, and could also explain to homeowners how to do routine maintenance themselves.

In Jean Marie River, the Corporation should provide assistance in training someone in the community to look after furnaces.

Annual maintenance is not being done on furnaces and the Housing Corporation should provide some assistance.

Someone should come into the Nahendeh communities to train people how to service furnaces. Funding would need to be found for this.

NORTH SLAVE

It is very important that people have a say over housing. This includes where and how housing is built.

Need to look at training and supporting local people to do house maintenance as local business.

SOUTH SLAVE

The Corporation, Fire Marshal, local Fire Departments and LHO's should develop and deliver a comprehensive home fire prevention program to ensure tenants are educated on fire safety.

Managers of the South Slave LHO's should meet annually to discuss new programs and policies and other operational issues, and should report back to their Board of Directors on these meetings. Representatives from the Hay River Reserve, Kakisa Lake and Enterprise should be invited. The meetings should be held in a different community each year.

The Corporation should provide LHO's, Band Councils, Metis Locals, Town and Hamlet Councils and other interested community groups with organizational charts for its personnel in Headquarters and the District Office. LHO's, Band Councils, Metis Locals, Town and Hamlet Councils and other interested community groups should provide their organizational charts to the Corporation's Headquarters and District Offices. All groups should ensure this information is updated regularly.

More consultation is needed with communities with regard to the type of public housing needed (i.e. number of bedrooms, number of floors).

COMMUNICATION AND CONSULTATION

Issue: Other Communication, Education and Consultation Issues

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
	More than one person should be trained if the Corporation can provide maintenance training to bands. Sometimes people receive training but then leave the band for a government job, and the band then has to retrain someone else. These people should get extensive training to do both the servicing and to show homeowners how to do their own maintenance.		The Corporation and LHO's should be doing more public relations work emphasizing the importance of housing issues (i.e. television/video). The Corporation should develop a long-term strategic plan. Some areas that should be addressed are long-term allocations by community, how the creation of Nunavut will affect housing delivery and federal funding issues. This information should be provided to the LHO boards of directors. Better communication on long-term goals is needed between the Corporation and federal government. The GNWT, federal government, CMHC and Corporation should co-operate in such areas as the development of community governments in the North. Improved communication is needed between the Corporation and community groups. One idea is to invite District staff to community meetings to address community concerns. Community organizations such as bands, LHO's, Metis Locals and Hamlets should get together to brainstorm on housing. **The District Office should provide policy manuals to Band Councils, Metis Locals, Town and Hamlet Councils and other interested community groups. These groups should be kept up-to-date on program and policy changes.**

COMMUNICATION AND CONSULTATION

Issue: Other Communication, Education and Consultation Issues

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
			More education is required for homeowners about the requirements of operating and maintaining a home. The Corporation should take a more active role in promoting and providing such education by developing videos in all official languages about subjects like home maintenance.

MISCELLANEOUS

Issue: Funding from the Federal Government

BAFFIN

Should use ITC, NTL, etc., to put political pressure on the federal government.

Should demand changes. There are better ways. We won't be intimidated by CMHC.

CMHC may not like it, but it will not work. They should not put southern standards on us.

Federal government funds housing on Indian reserves and it should be the same here.

KEEWATIN

Want a statement from NWT Housing Corporation on how it will fund homeownership programs without the $47 million in federal government funding.

KITIKMEOT

The GNWT and the NWT Housing Corporation should continue to pressure the federal government to reinstate the recent funding cuts imposed by CMHC on the NWT Housing Corporation.

Continue to lobby the MLAs and Inuit organizations about reinstating federal capital funding.

- Ensure the Advisory Committee fully informs the Minister of CMHC of the Kitikmeot's situation.
- Ensure that proper justification for the reinstatement of funding is provided to the federal government.
- Show that homeownership is not going to address all the need, because there are not enough jobs to support people getting into homeownership. There will always be a big demand for social rental housing.
- Results of overcrowding should be presented to the federal government.
- Accurate figures on birth rates, unemployment figures are very important to illustrate the situation. Up-to-date information should be collected at the community level.

BEAUFORT/DELTA

MISCELLANEOUS

Issue: Funding from the Federal Government

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
	The GNWT is already negotiating the federal funding agreement for the next five years; if the funding received is less than the current agreement, this would affect the Housing Corporation's funding.		

MISCELLANEOUS

Issue: Unit needs and allocations

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
	Want a chance to discuss unit allocations. Want to discuss the allocation of units and the waiting list for unit selection. Housing program delivery should take into consideration the differences in each community's size and economy. Fluctuations in the number of units built in a community each year affects community economic development.	**We must acquire more housing units to deal with the critical shortage of housing within the region. Suggest soliciting a minimum five year proposal call from private enterprise to meet the present shortfall and projected needs, which incorporates local labour and training elements to lead to journeyman and other certifications.** Look at Partnership Agreements with the private sector. As a pilot project, ask businesses to develop a five-year plan to address the housing shortage in a community which builds in training, etc. Approach land claim groups to work with us.	**A method is needed to update community housing needs other than every three years.** At cost of one billion, 3500 units are needed in the NWT. Is homeownership the only answer? We need an option to homeownership. -- We need apartments, row housing or four plex for single people. Should look at Greenland to see multi-family options at less cost per unit. -- Consider more modest units like Alternative Housing Programs. Not enough homeownership units available. Needs Survey for 1995 should be compared to other countries and jurisdictions (ie Greenland and other provinces.) Needs Survey - more input is required from community as to type and size of units needed. This should reflect tenants with arrears. Global residency requirements. Look at LHO waiting list when deciding on what size units to build.

MISCELLANEOUS

Issue: Unit needs and allocations

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
The requirement for single housing units in Norman Wells is urgent. Single housing units should be built in the community to accommodate single people/single families.		More public rental housing is needed. Between 50 and 70 families are on the waiting list in Rae Edzo; 200 families would move back to Detah/Ndilo if units were available.	

MISCELLANEOUS

Issue: **NWTHC Operations**

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
Should have more rental officers - one in each region. (plenary session - housing association managers)			

MISCELLANEOUS

Issue: **NWTHC Operations**

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
The Inuvik District has only two Project Officers for the whole region. The Housing Corporation should increase the staff in this area; possibly the staff could be located in the Sahtu.	The Nahendeh Area staff need more authority to deal with things right away. Robert Hardisty has taken a year's leave of absence from his job, and Arnold Hope has expressed a wish to go to school. Someone from the region should fill in for them. Given that the NWT Housing Corporation has lost $47 million in federal funding, is operating in a climate of fiscal restraint, and that its programs and services are delivered at a community level, the Corporation should review its organizational structure to ensure that limited resources are being used wisely, and to ensure that programs and services are being delivered to clients as efficiently and effectively as possible.		

MISCELLANEOUS

Issue: Aboriginal Housing Rights

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
			Constitutional Development Steering Committee should review the historic inequity in housing between east and west and the split of assets and liabilities.

MISCELLANEOUS

Issue: Aboriginal Housing Rights

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
	Treaty beneficiaries should be pursuing their treaty rights with the federal government. The Minister can provide support by introductions and by "opening doors" in Ottawa. It is difficult for people to pay for housing if they are unemployed or self-employed or live a traditional lifestyle. When Treaty was signed, First Nations people became a Federal responsibility. After housing was transferred to the GNWT, it became responsible for meeting the treaty obligation for housing. The Government of the NWT should recognize and support Treaty 11 in the Deh Cho Region. The Treaty Chiefs should begin dealing directly with the federal government in regard to their Treaty right to housing. The NWT Housing Corporation should provide Treaty people with a high level of support and assistance in this endeavour.		

MISCELLANEOUS

Issue: **Lands**

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
Lots are too small, water and sewer trucks do not have enough space. (plenary session - hamlet group).	**There should be more client choice in lot selection.** Building lots are often too small, too high , or too low. People want more information about how lots are obtained. **The Department of Municipal and Community Affairs should meet with the Housing Corporation to clarify standards regarding lot selections.** **The Department of Municipal and Community Affairs, the Housing Corporation and the Hamlet should meet with clients regarding the lot selection process.** **Homes should be built on bigger gravel pads.** Concern with zoning. The lots currently used are too small. Corporation should use wood that doesn't deteriorate quickly. There were a lot of problems in Repulse Bay. Also problems with MACA. People want to live closer to the shore line but all the garages and warehouses have been built there. Warehouses and garages should be built inland.		

MISCELLANEOUS
Issue: Lands

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
	While hamlets and LHOs agree on locations for houses, homes do not always end up on the chosen lots. There should be more input on the positioning of units.		
	The Corporation should be careful where units are built. One unit in Whale Cove was built over a pond that had been filled in. This causes problems related to the permafrost. There is a two storey unit with a lot of cracks. There are also problems opening and closing doors.		
	The Corporation should consult with local organizations regarding lot selection and where new houses are situated. There should be a joint meeting of hamlet, the Corperation and the LHO.		
	Contractors should consult clients and the LHO before orienting units on their lot.		
	Some houses are situated with no access for sewage pump-out and water delivery service.		
	Local input is needed in siting Rent Supplement units.		
	With regard to lot selection, hamlets and local housing organizations agree on locations but houses do not always end up on the chosen lots. There should be more input on positioning units.		
	People should work together on how units are positioned. Entrances should not face north.		

MISCELLANEOUS

Issue: Lands

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
		People want more say in how their Access house is placed on the lot. This needs to be discussed with the client well ahead of building. There are some limits on choice because of designs and the limited number of lots available. It is important to follow community plans and not everyone can build exactly where they want.	The Corporation needs to consult and communicate with the communities on land selection issues.

COMMUNITY TRANSFER

Issue: **Community Transfer**

BAFFIN	KEEWATIN	KITIKMEOT	BEAUFORT/DELTA
	Are community transfers going to happen, and will enough money be transferred?		Putting more responsibility at the community level to promote programs and services the Corporation can provide. If possible, LHO staff could perform inspections and reduce construction delays.

COMMUNITY TRANSFER

Issue: **Community Transfer**

SAHTU

Norman Wells Metis Local 59 has been experiencing ongoing difficulties with the Norman Wells Housing Authority and the Board in areas of allocation of units and hiring practices and think the Authority board no longer serves the needs of aboriginal people in Norman Wells. The Sahtu Housing Consultation Group supports the Local in taking over the management of 12 log house units originally intended for aboriginal people in Norman Wells.

The homeownership program delivery should be done at the community level. More program people should be located in the communities rather than in Yellowknife and Inuvik.

NAHENDEH

The NWT Housing Corporation should begin negotiations with the Deh Cho Tribal Council regarding the transfer of the responsibility for housing programs as part of their move towards self-government.

In self-government discussions between the Deh Cho Tribal Council and the Department of Indian Affairs and Northern Development, housing as a treaty right will be an issue and the Council will look at taking housing over.

The Deh Cho Tribal Council would be likely to take over responsibility for housing.

NORTH SLAVE

The Band Council in Rae wants to know what are chances of running houses ourselves.

SOUTH SLAVE

The role of community groups, the LHO and the Corporation in the transfer of programs should be explained.

Transfer of additional programs (i.e. homeownership) to LHO's or private/aboriginal groups should be discussed.

Principles and guidelines for access to community funding should be developed. There needs to be consistency in how communities deliver programs and services.

Training and implementation strategies should be developed for groups taking on transfers. This should occur in consultation with the community groups.

Increased local control of funding should go along with increased accountability.

People would like to discuss how the GNWT staff housing transfer should occur.

Some form of long term agreement is required between the communities and the various levels of government for the ongoing cost associated with program delivery.

If programs are transferred, resources should be transferred as well. Adequate funding for administration, operation and maintenance and delivery is needed. Additional staff will be needed to deliver the programs.

COMMUNITY TRANSFER

Issue: Community Transfer

SAHTU	NAHENDEH	NORTH SLAVE	SOUTH SLAVE
			Federal money for housing should be given to the Hay River Reserve directly. The GNWT and the Hay River Reserve should find out from the federal government when the transfer of funding for on-reserve housing in the NWT took place and how much money was transferred.